TOWN OF OCCOQUAN

Circa 1734 | Chartered 1804 | Incorporated 1874

314 Mill Street
PO BOX 195
Occoquan, VA 22125
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Occoquan Town Council

Town Council Meeting

November 4, 2026 | 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. **Consent Agenda**
   a. Request to Accept the October 20, 2026, Town Council Meeting Minutes
   b. Request to Adopt Resolution of Appreciation to Darryl Hawkins for His Service to the Town

5. **Mayor's Report**

6. **Councilmembers Reports**

7. **Commission & Board Reports**

8. **Administrative Reports**
   a. Administrative Report
   b. Town Treasurer's Report
   c. Town Attorney

9. **Regular Items**
   a. Request to Adopt Ordinance O-2026-06 Regarding Cannabis Regulations

10. **Discussion Items**
    a. Fall Craft Show Discussion
    b. Riverwalk – Geotechnical Survey Discussion

11. **Closed Session**

12. **Adjournment**

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.

TOWN OF OCCOQUAN
TOWN COUNCIL MEETING
Agenda Communication

5. Consent Agenda	**Meeting Date:** November 4, 2026
Request to Approve Consent Agenda	

Attachments: See below

Submitted by: Adam C. Linn
Town Manager

Explanation and Summary:
This is a request to approve the consent agenda:

a. Request to Accept October 20, 2026, Town Council Meeting Minutes
b. Request to Approve Resolution of Appreciation to Darryl Hawkins for his Service to the Town

Staff Recommendation: Recommend approval as presented.

Proposed/Suggested Motion:
"I move to approve the consent agenda."

OR

Other action Council deems appropriate.

OCCOQUAN TOWN COUNCIL

Meeting Minutes - Draft
Town Hall – 314 Mill Street, Occoquan, VA 22125
Tuesday, October 20, 2026
7:00 p.m.

Present: Mayor Earnie Porta; Vice Mayor Jenn Loges, Councilmembers Robert Love, Eliot Perkins, Cindy Fithian and Theo Daubresse

Absent: None

Staff: Adam Linn, Town Manager / Chief of Police; Megan Lubash, Town Clerk/ Assistant Town Manager; Jason Forman, Deputy Chief of Police/ Assistant Town Manager; Kristin Shaw, Town Treasurer; Tammy Hassett, Events Director

1. CALL TO ORDER

Mayor Porta called the meeting to order at 7:01 p.m.

2. PLEDGE OF ALLEGIANCE

3. CITIZEN'S TIME

No one spoke at Citizen's Time

4. PUBLIC HEARING

a. Local Cannabis/Marijuana Sales Tax

Mayor Porta noted that this is a Public Hearing on a new Town tax. The purpose of the Public Hearing is to hear from interested members of the community about the advisability of establishing the proposed local cannabis/ Marijuana tax.

Mayor Porta opened the public hearing for the Town Council at 7:02 p.m.

Mayor Porta invited the public to speak.

No one spoke at the public hearing.

Councilmember Perkins moved to close the Public Hearing at 7:02 p.m. Councilmember Love seconded. Motion passed unanimously by voice vote.

5. CONSENT AGENDA

a. Request to Accept the September 15, 2026, Town Council Meeting Minutes

The Request to Accept the September 15, 2026, Town Council Meeting Minutes was removed from the consent agenda for an amendment to note that Councilmember Perkins was present,

not absent.

Councilmember Fithian moved amendment of the September 15, 2026, Meeting Minutes to note that Councilmember Perkins was present and their approval, as amended. Vice Mayor Loges seconded. Motion passed unanimously by voice vote.

b. Request to Approve Resolution of Appreciation to Jennifer Shown for her Service on the Architectural Review Board

Councilmember Daubresse moved to Approve the Resolution of Appreciation to Jennifer Shown for her service on the Architectural Review Board. Councilmember Fithian seconded. Motion passed unanimously by roll call vote.
Ayes: Vice Mayor Loges, Councilmember Daubresse, Councilmember Love, Councilmember Fithian, and Councilmember Perkins
Nayes: None

6. MAYOR'S REPORT

Mayor Porta reported the following:

- On September 9th, he participated in the Occoquan PD planning meeting.
- On September 11th, he emceed Trivia Night in River Mill Park.
- On September 18th, he participated in the VFW POW/MIA Ceremony in Mamie Davis Park.
- On September 21st, he went to the showing of RV There Yet, which featured Occoquan.
- On September 22nd, he participated in a strategic input session for NOVA Parks Strategic Plan.
- On September 23rd, he attended the town volunteer meeting for the Fall Arts & Crafts Show.
- On September 27th, he volunteered at the Fall Arts & Crafts Show and emceed the Road to Yorktown marker dedication.
- On September 28th, he participated in the Summit Service Project meeting with the town manager.
- On September 29th, he attended and spoke at the ribbon cutting for the new Occoquan Elementary School.
- On October 1st, he participated in a Chamber of Commerce Panel of mayors.
- On October 7th, he participated as a judge in the PWC Poet Laureate selection.
- On October 9th, he emceed the largest trivia night of the year and the last of the season.
- On October 10th, he gave a town history tour to the 1976 class of Woodbridge High

School as part of their 50th anniversary celebration.

- On October 15th, he gave a town history tour to two AARP groups who come every October.
- On October 15th, he attended the Good Scout Awards dinner.
- On October 17th, he attended the ribbon cutting for Hidden Gem.

7. COUNCILMEMBERS' REPORTS

Councilmember Perkins reported that on October 5th, he met with the Occoquan Elementary Outdoor Classroom Lead. On October 12th, he met with Amalita Deen, the head of Prince William County Schools Outdoor Classrooms Initiative.

Councilmember Love reported that on September 27th, he attended the Road to Yorktown marker dedication. On October 6th, he participated in Quarterly Businesses Meeting. On October 9th, he participated in the Potomac Watershed roundtable with Assistant Town Manager Lubash.

Vice Mayor Loges reported that she attended the POW/MIA Ceremony in Mamie Davis Park.

Councilmember Fithian reported that she attended the ribbon cutting at the Hidden Gem.

8. COMMISSION & BOARD REPORTS

Ms. Lubash reported that the Architectural Review Board met on September 22nd and there were two applications on the agenda. One application was approved, and the other application was deferred until the next meeting so that photos and samples could be provided.

Councilmember Perkins reported that the Planning Commission met on September 22nd to discuss the Council's direction to complete a review of the zoning chapter of the code and propose zoning text amendments in response. He also noted that he has resigned as the Chair of the Planning Commission.

9. ADMINISTRTAIVE REPORTS

a. Administrative Report

Prior to reviewing the Administrative Report, Mayor Porta requested that staff contact Kevin Sills on the Mill at Occoquan Project to discuss the possibility of him providing holiday lights and wreaths for installation along the construction fence line and the buildings to be torn down. Mayor Porta noted that with the buildings no longer occupied by businesses, this area of Town remains dark during the holiday season, and the decorations would help enhance the festive atmosphere.

Mayor Porta also noted that the Menorah donated to the town was significantly

damaged last year and that while there is interest in a replacement, it would have to be funded through donations, rather than town resources. He also directed staff to identify and demarcate an appropriate location for the placement of any donated holiday displays where they could be anchored in the ground so as to reduce the potential for damage during high winds and other weather events.

Mr. Linn added to his report that tomorrow there is a ribbon cutting for Pilates by Cynthia. He also noted that the Union Street Ellicott Street ADA repairs are almost completed. All that is left is to paint a section of curb next to town hall yellow. He noted that he was voted in as Vice Chair of the Rappahannock Regional Criminal Justice Academy Board's Executive Committee.

Mayor Porta inquired whether staff anticipated receiving the geotechnical report for the Riverwalk Extension Project by the end of the month.

Mr. Linn confirmed that the report was expected to be received within the week.

Mayor Porta then noted that the arborist recommended treating the roots of the magnolia tree adjacent to the retaining wall at the intersection of Washington Street and Commerce Street at least one year before undertaking any improvements.

Mr. Linn confirmed that staff has requested that the arborist return to perform the recommended root treatment.

Vice Mayor Loges asked for an update on the Edgehill Drive water issue.

Mr. Linn replied that he had spoken with VDOT and it's on their list to come back out to trench a larger French drain to direct the water, but that he agreed it would not be completed by the original September/October timeframe.

Councilmember Fithian noted tall weed and grass violations along Center Lane.

In response, Ms. Lubash replied that a complaint was submitted yesterday and will be going through the violation review process.

Councilmember Love noted that the roof repairs to the Mill House Museum are finished. He noted that the President of the Occoquan Historical Society will be meeting with staff on replacing the windows on the museum. He also noted the great job of staff in staining the riverwalk.

Mayor Porta noted that he had received a complaint that the bricks in front of Man Overboard were loose and requested staff to check on the brick sidewalk repair.

b. Town Treasurer's Report

Treasurer Shaw provided a written report as part of the agenda packet and responded to questions regarding the Treasurers' report. She noted that the FY2026 audit was submitted and are waiting for the auditors for any follow ups.

Vice Mayor Loges asked if the auditors have acknowledged when their field week will be.

Ms. Shaw replied there has been no time frame given when asked.

Mr. Linn added that one of the responses to the treasurer when asking for an update was in his opinion inappropriate.

Vice Mayor Loges noted she would like it to be known to the auditors that the town council is asking about the audit and would like an answer on the time frame for completion.

Mayor Porta noted that there were no meals taxes delinquencies and that they are equal to last year's numbers.

Vice Mayor Loges asked on the insurance line if that is all of the upfront lump sum amount.

In response, Mr. Linn replied that is correct and indicated that he believed we were also waiting on a refund from a workers' compensation audit.

c. Town Attorney Report

Town Attorney Crim provided a report as part of the agenda packet.

Vice Mayor Loges asked if the issue of any impact of the Faith in Housing law has been raised.

Mr. Linn replied he has not been advised of any and noted that Mr. Crim is currently reviewing the subject.

10. REGULAR ITEMS

a. Request to Adopt Ordinance O-2026-06 Amending the Town Code to Impose a Local Cannabis/Marijuana Sales Tax

Vice Mayor Loges moved to adopt Ordinance O-2026-06 adding Town Code § 35.090 entitled Cannabis/Marijuana Tax to impose a local cannabis sales tax of three and one-half percent (3.5%) on taxable retail cannabis sales occurring within the Town. Councilmember Perkins seconded. Vote passed by roll call vote.
Ayes: Vice Mayor Loges, Councilmember Perkins, Councilmember Fithian and Councilmember Love
Nays: Councilmember Daubresse

Vice Mayor Loges noted that this isn't a punitive tax and that there are costs to the town that are associated with these types of businesses.

11. DISCUSSION ITEMS

a. Visit Occoquan Quarterly Business

Visit Occoquan's Executive Director Sarah Burzio presented the quarterly report to council.

Ms. Burzio noted that during the first quarter of FY2027, events included the Fall Arts

& Crafts Show, as well as Trivia Nights. It was noted that there were not enough ad sales to cover the costs of the Visitor Guides due to printing cost increases.

The Events Director Tammy Hassett noted that at the next council meeting the Fall Arts & Crafts Show report will be provided.

b. Web Content Accessibility Discussion

Ms. Lubash noted that the deadline for compliance with the federal Web Content Accessibility Guidelines (WCAG) 2.1, Level AA, had been extended to April 2028. She reported meeting with Fairfax County's web accessibility team and representatives from the City of Fairfax to discuss their approaches to meeting the requirements.

Vice Mayor Loges added that website accessibility is also a significant issue in the business community, where businesses face potential litigation for failing to meet accessibility standards.

Councilmember Daubresse asked if there is a timeframe for implementing the changes.

In response, Mr. Linn replied that funding would be needed in the budget for the next fiscal year and staff are currently looking at the cost as part of the budget process.

c. Occoquan Watershed Salinity Discussion

Mr. Linn provided an update on the Town's research into freshwater salinization, as outlined in the agenda packet, including discussions with VDOT and Fairfax Water. He noted that freshwater salinization is a regional issue, making it difficult for the Town to have a significant impact independently, particularly given its location downstream from the reservoir. He also explained that Fairfax Water does not currently have the capability to remove salt introduced into waterways through winter deicing operations and wastewater.

Council discussed alternative deicing methods for Town-owned streets, the benefits of pretreatment in reducing rock salt usage, and opportunities to educate private property owners and homeowners associations (HOAs) about the environmental impacts of road salt.

Mr. Linn added that the Town currently uses deicing materials that do not contain sodium or chloride; however, their application is limited to the relatively small number of streets maintained by the Town.

12. CLOSED SESSION

Vice Mayor Loges moved that the Council convene in closed session to discuss the following as permitted by Virginia Code § 2.2-3711 (A)(11), Discussion or consideration of honorary degrees or special awards. Councilmember Perkins seconded. Motion passed unanimously by voice vote.

The Council went into closed session at 8:44 p.m.

The Council came out of closed session at 9:00 p.m.

Vice Mayor Loges moved to 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 in a closed session under the provisions of the Virginia Freedom of Information Act as cited in that motion. Seconded by Councilmember Fithian. The motion passed unanimously by roll call vote.

Ayes: Vice Mayor Loges, Councilmember Love, Councilmember Fithian, Councilmember Daubresse, and Councilmember Perkins

Nays: None

13. ADJOURNMENT

The meeting was adjourned at 9:01 p.m.

_____

Philip Auville, Acting Town Clerk

TOWN OF OCCOQUAN
TOWN COUNCIL MEETING
Agenda Communication

4. Consent Agenda	**Meeting Date:** November 4, 2026
4B: Request to Adopt Resolution of Appreciation to Darryl Hawkins for His Service to the Town	

Attachments: a. Draft Resolution R-2026-11

Submitted by: Adam C. Linn
Town Manager

Explanation and Summary:

This is a request to adopt a Resolution of Appreciation and Recognition honoring Darryl Hawkins for his many years of dedicated service to the Town of Occoquan, including more than seven years on both the Planning Commission and Architectural Review Board.

Mr. Hawkins was appointed to both the Planning Commission and Architectural Review Board on March 5, 2019, and concurrently served as the Planning Commission's representative to the Architectural Review Board. He served with distinction on both boards until his resignation, effective November 9, 2026.

In addition to his service on these boards, Mr. Hawkins has generously volunteered countless hours supporting the Town and its community. His longstanding dedication, professional expertise, and thoughtful contributions have played a role in preserving Occoquan's historic character and guiding its future development.

Staff Recommendation: Adopt the Resolution as presented.

Proposed/Suggested Motion:
"I move to adopt Resolution R-2026-11 recognizing Darryl Hawkins for his years of dedicated service to the Occoquan community."

OR

Other action Council deems appropriate.

TOWN OF OCCOQUAN, VIRGINIA
RESOLUTION R-2026-11

RESOLUTION OF APPRECIATION AND RECOGNITION TO DARRYL HAWKINS

WHEREAS, Darryl Hawkins has been an integral part of the Occoquan community for nearly a decade, dedicating his time, talents, and expertise to the betterment of the Town and serving the community in numerous volunteer capacities; and

WHEREAS, on March 5, 2019, Mr. Hawkins was appointed, to the Occoquan Planning Commission and the Architectural Review Board, serving with distinction on both bodies and as the Planning Commission's representative to the Architectural Review Board throughout his tenure; and

WHEREAS, as a member of the Planning Commission, Mr. Hawkins played an important role in guiding the Town's long-term growth and development through his contributions to the Comprehensive Plan and his review and recommendations on zoning, land use, and other planning matters; and

WHEREAS, as a member of the Architectural Review Board, Mr. Hawkins was a dedicated advocate for preserving the historic and cultural character of the Town's designated Historic District; and

WHEREAS, throughout his service on both boards, Mr. Hawkins applied his professional expertise as an architect and engineer, providing valuable insight, sound judgment, and thoughtful guidance; and

WHEREAS, due to his family's relocation out of state, Mr. Hawkins will conclude more than seven years of distinguished service on both boards, effective November 9, 2026; and

WHEREAS, Mr. Hawkin's dedication, energy, and commitment to the Occoquan community have earned him the respect and gratitude of the Town's residents, staff, his fellow commission and board members, and successive Town Councils; and

WHEREAS, the Town of Occoquan wishes to formally express its profound and sincere appreciation to Mr. Hawkins for his dedicated service to the Occoquan community.

NOW, THEREFORE, BE IT RESOLVED, the Occoquan Town Council hereby congratulates Darryl Hawkins for his years of dedicated service and contributions to the Planning Commission, the Architectural Review Board, and the Occoquan community, and extends its best wishes to him and his family in their future endeavors.

Adopted by the Town Council of the Town of Occoquan, Virginia this 4th Day of November, 2026.

MOTION: **DATE: November 4, 2026**
SECOND: **Town Council Meeting**

Votes
Ayes:
Nays:
Absent from Vote:
Absent from Meeting:

BY ORDER OF THE TOWN COUNCIL

Attested:

_____ _____

Earnest W. Porta, Jr., Mayor **Megan Lubash, Town Clerk**

DRAFT

TOWN OF OCCOQUAN

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TOWN COUNCIL
Earnest W. Porta, Jr., Mayor
Jenn Loges, Vice Mayor
Cindy Fithian
Eliot Perkins
Theo Daubresse
Robert E. Love

TOWN MANAGER
Adam C. Linn, J.D.

TO: The Honorable Mayor and Town Council

FROM: Adam C. Linn, Town Manager

DATE: November 4, 2026

SUBJECT: Administrative Report

This is a monthly report to the Town Council that provides general information on departmental activities including administration, public safety, engineering, zoning and building, public works and events.

Administration

Strategic Framework Updates:

These special updates cover all projects, programs and initiatives currently underway that further the priorities of the Town Council laid out in their FY24-25 Strategic Framework adopted at the April 18, 2023, Town Council Meeting. The updates are divided into each tier and priority. A Strategic Framework Tracker will be provided yearly when reviewing the upcoming year's budget.

Capital Tiers

Tier 1

- **Continuing to Investigate Opportunities to Expand Public Parking Facilities:**

  - Increase Efficiency at Private Property: Town Council directed staff in February 2026 to engage with private property owners to find ways to increase parking opportunities in Town. During the month of July, staff began engaging with property owners and their agents about the possibility of partnering with the Town to utilize private parking.

- **Upgrading Stormwater Infrastructure:**

  Stormwater Improvements (Community Project Funding): UPDATED – On March 17, 2023, Town staff submitted an application to Congresswoman Spanberger's office under the FY2023 Community Project Funding Program to support remediation of the Town's stormwater system. On March 6, 2024, the Town was notified that Congress had appropriated $920,000 for the project, followed by a public announcement at Town Hall on May 14, 2024. Subsequently, Staff met with the EPA on September 13, 2024, to review the project scope and grant application process. Because the grant required completion of the formal application process prior to execution of a grant agreement, staff worked closely with the assigned EPA grant manager, submitting the grant application and required NEPA documentation. As a result of direction from a new administration the grant materials had to be revised in March 2025 to address resulting EPA comments.

  In response to additional EPA comments, during Spring 2025, the Town procured Prince

William County to perform a closed-circuit television (CCTV) inspection of the stormwater system. Staff also conducted an on-site review with the County and its contractor in June 2025, followed by a July budget review to reprioritize improvements in response to increased construction costs. After the CCTV inspection was completed, the Town retained a consultant to prepare a risk-based prioritization of critical infrastructure failures, environmental hazards, and illegal connections. The resulting assessment was incorporated into an updated project scope, which was submitted to the EPA.

On April 15, 2026, the Town received notification that its Categorical Exclusion (CATEX) had been approved and published by the EPA. The Town subsequently received the executed grant agreement on May 25, 2026, and initiated the administrative process necessary to draw down grant funds and begin procurement. In July, following completion of the required federal administrative steps, staff began requesting reimbursement funds and prepared the draft Request for Quotations (RFQ), which has been submitted to the EPA for review prior to advertisement.

Staff completed drafting a Request for Quotes (RFQ) and had EPA review and comment. Staff has also filed quarterly reports and completed a request for reimbursement under the grant.

- **Completing Riverwalk:**

- Riverwalk Extension Project: UPDATED- Town staff has been working to complete the geotechnical surveys necessary for the proposed Riverwalk extension and event deck behind the Mill House Museum. The Town has engaged Legacy Engineering to perform the geotechnical investigation for both project areas. Staff has met with affected private property owners to obtain permission to access their properties and conduct the required geotechnical work associated with the Riverwalk. The Town has also received the necessary VDOT permit to perform geotechnical surveying beneath the Rt. 123 bridge. The geotechnical survey work occurred in September and the technical report was reviewed by staff. Staff reviewed the report with the Town Engineer and requested a discussion presentation be provided to Town Council at the November Town Council Meeting.

Tier 2

- **Developing/Promoting Town as a Trail Junction:**

- Trail Town Research: – Town staff are currently supporting the Planning Commission in its strategic planning efforts that include researching and developing a Trail Town program for Occoquan. The Planning Commission's initial recommendations were presented to Town Council at its April 16th, 2024, meeting and revised recommendations were submitted in March 2025. Town staff has begun researching requirements for creating Trail Town designation.

- **Promoting Connections with Regional Partners:**

- Occoquan Greenway (VDOT TAP Grant Project): The Ellicott Street Sidewalk/Occoquan Greenway Connection project was selected for additional funding through the federal Transportation Alternatives Set-Aside Program in May 2022. The project is being coordinated among the Town, Prince William County Transportation, and Prince William County Parks and includes new sidewalk connections along Union Street and Ellicott Street to link the Town with the planned off-road portions of the Occoquan Greenway Trail. The project also

includes sidewalk improvements along Ellicott Street between Poplar Alley and Mill Street. Town Council previously adopted a resolution supporting the project on September 21, 2021.

Surveying along McKenzie, Union, and Ellicott Streets was completed in November 2023. In December 2023, Town staff met with Prince William County and its engineering consultant to review the initial drawings and conceptual designs. Throughout 2024, staff continued working with the County and consultant to address turning movements and minimize impacts to the magnolia tree at the intersection of Mill and Ellicott Streets. The County Arborist provided recommendations for protecting the tree, and those recommendations were incorporated into the design review process.

In April 2025, Town staff provided final comments on the design plans, including a three-dimensional brick treatment for the retaining walls along Union and Ellicott Streets. Staff has been advised that the final plans remain under VDOT review while right-of-way acquisition is taking place. Utility relocations and right-of-way authorizations are being addressed, and the project is proceeding through the VDOT land-use permitting process for construction. While construction had previously been anticipated for late spring or early summer 2027, the County has more recently identified September or October 2027 as the likely construction start timeframe.

At the request of Town Council, staff reached out to Prince William County regarding the overall status of the Occoquan Greenway. According to the County, Segments 1 through 5 are complete and open. Segment 6 is currently under construction, including the 135-foot steel bridge crossing Hooes Run near Old Bridge Road, with completion anticipated by April 2027. The County is also working to secure the remaining easements necessary to complete the balance of Segment 6.

For Segment 7, the County is working to secure easements from the Lake Ridge Parks & Recreation Association and another HOA to complete the connection to Segment 8. The County hopes to finalize those agreements during 2027 and has indicated a goal of completing the overall Occoquan Greenway by the end of that year.

Segment 8, which includes the Ellicott Street connection through Town, is currently in the right-of-way acquisition phase. Additional project updates will continue to be posted on the Town's construction updates available at www.occoquanva.gov/construction-updates.

- **Improving Town Gateways:**

- Gateway Landscaping Improvements: UPDATED At the May 19th Town Council meeting, staff was directed to look into updating the railroad tie retaining wall at the intersection of Washington Street and Commerce Street for possible improvements in FY2028. In late June and early July, Staff meet with the landscaping contractor to discuss deficiencies in their performance of the contract and the need for improvements throughout the Town and gateways. In August, staff began researching into requirements for installing a rock/concrete retaining wall to replace the timber retaining wall at the southwest end of the Washington Street and Commerce Street intersection. At the request of staff, the County Arborist reviewed the status of the Magnolia tree located at the intersection of Washington Street and Commerce Street next to 202 Commerce Street on September 3rd. The County Arborist had an established canopy in arial photos from the 1930's and is approximately 80-90 years old. He speculated that the bulging of the retaining wall is from the tree's roots system which he believes abuts the existing retaining wall. To protect the health and stability of the tree during future construction, the County Arborist recommended applying Cambistat, a tree growth

regulator, to the root system at least one year before any construction activities in the area. He also recommended having an arborist present during construction to monitor potential impacts to the tree, followed by an additional application of Cambistat approximately two to three years after construction is completed. Staff has requested that the County Arborist arrange for the initial Cambistat treatment in November 2026, allowing sufficient time for the treatment to take effect before any potential retaining wall improvements in FY2028.

- **Pursuing Energy Efficiency / Sustainability Enhancements**
- **Improving Town Infrastructure**

- Union Street Crosswalk Project: UPDATED – The Town has been working with Prince William County on improving the crosswalk at Union Street and Mill Street to install ADA accessible ramps. The plans have been completed and forwarded to the Town for permit approval. Prince William County will be administering and covering the cost of the improvements. Town staff has provided Prince William County with comments on its permit and is waiting for a response from Prince William County. Construction started on September 28th and was completed in early October, 2026. As a result of multiple parking issues, staff painted the curb along Ellicott Street yellow to restrict parking.

Tier 3

- **Implementing Public Safety Projects:**
- **Improving Town Properties (Mill House Museum, River Mill Park, Mamie Davis Park, Furnace Branch Park, Tanyard Hill Park):**

- Developing Pocket Parks: Pursuant to Town Council direction, staff continue evaluating opportunities to expand the use of Town-owned outdoor spaces through the development of small pocket parks that enhance public gathering areas, walkability, and overall community character. One such example is the pocket park created at the Mill Street Storage Shed utilizing the CVG grant discussed below. These efforts are being undertaken with careful consideration of environmental impacts, including the preservation of natural features, stormwater management, and protection of existing green space. The objective is to balance increased public use with responsible stewardship to ensure these spaces remain sustainable and beneficial for both residents and visitors. The mural artist finished working on the mural which was dedicated on June 26th. At a Town Council meeting on June 16th. 2026, the park was named The Mural Garden. Mayor Porta talked about creating another Pocket Park near the cul-de-sac at Mill Street
- Mamie Davis Park: UPDATED – At a meeting with the County Arborist on September 3, 2026, the arborist looked at the ornamental cherry on the west side of Mamie Davis Park. The County Arborist noted general rot that went into the trunk and root structure of the plant and noted that certain limbs are hazards while the whole tree will be a hazard within one or two years. He recommended removal of certain branches in the immediate future and removal of the tree as a near term goal. Staff has investigated removing the branches from the diseased tree and intends to have the work done in November/December.

Operating Tiers

Tier 1

- **Personnel Recruitment, Retention, and Succession Planning**
- **Enhancing Timed Parking Program Education and Enforcement**

- **Enhancing Revenue from Town Events Programming**

- Reconfigured Artisan Market: UPDATE: After consultation with the business community and direction from the Town Council, staff planned the return of the Holiday Artisan Market in December 2025. The two-day event was held on December 6th –7th, featuring a new layout and revised programming designed to make the event more logistically and financially feasible for the Town while providing a holiday draw for local businesses. Approximately 80 vendors participated. For 2026, the two-day event is planned for December 5th - 6th. See Events for more information.
- Mid-Winter Event: Town Staff is looking at adding a revenue-generating event in February 2027 to provide a community-oriented activity during the colder winter months, such as a Trivia Night. This event would offer residents and visitors an engaging indoor gathering opportunity while also generating modest revenue to support Town programs and initiatives.

- **Evaluating a Business Recruitment Program**
- **Enhancing Public Safety**
- **Enhancing Town Services**
- **Enhancing Town Beautification**

- Gardening and Invasives Cleanup Programming: UPDATE: On July 26, 2025, staff hosted a pilot invasive species cleanup event in coordination with community volunteers. Building on the success of this initial effort, staff collaborated with volunteer leaders and the Program Manager of Loudoun County's Invasive Plant Species Management Program to assess needs, identify resources, and develop future programming. These efforts included evaluating best practices, community engagement strategies, and potential funding opportunities to support invasive species removal and native habitat restoration. Additional volunteer cleanup events were held in September 2025, April 25, 2026, and October 10, 2026. A cleanup scheduled for July 11, 2026, was canceled due to anticipated inclement weather. In October 2026, Town staff, a Town Council representative, and a Planning Commission representative again met with the Administrator of Loudoun County's Invasive Plant Species Management Program for an on-site assessment of invasive plant species throughout the Town. The group conducted a walking tour to identify areas of concern, discuss potential management strategies, and evaluate opportunities for future removal and restoration efforts. Following the visit, the Administrator advised that she would prepare an invasive species assessment report for the Town, identifying observed conditions and providing recommendations to assist with future management efforts. Staff continues to research grant funding and other opportunities to expand the program, strengthen community participation, and support long-term invasive species management and native habitat restoration. For additional information regarding future invasive plant cleanup events, please refer to the Events Section.

Tier 2

- **Monitoring Technology Improvements for Productivity Enhancement**
- **Business Support Programming**

- Continuance of Quarterly Business Meetings: UPDATE – Visit Occoquan and the Town continue to host quarterly Town and Business Partnership Meetings, scheduled immediately before Town Council meetings to maximize participation and staff availability. The most recent meeting, held on October 6, 2026, provided valuable information and discussion for

both businesses and Town staff. The next quarterly meeting is scheduled for January 5, 2027, at 5:30 pm. Subscribe for updates and find more information on meetings at: https://www.visitoccoquanva.com/ocqhub.

- **Tourism-led Economic Development Programming**

- 2025 CVG Grant Application: In partnership with Visit Occoquan, Town staff secured a $15,000 2025 Community Vitality Grant (CVG) from Virginia Main Street to support a beautification and public art project at the Mill Street Storage Shed, which has been converted into a pocket park. Town Council formally accepted the grant on October 7, 2025, and staff subsequently initiated the project. Following Council review of mural contest guidelines in November 2025, the public art competition launched in February 2026. Structural improvements to the storage shed were completed in early 2026, along with installation of site amenities and landscaping. Town Council selected the final mural design, and the mural was completed between June 8 and June 26, 2026, before being dedicated on June 27, 2026, in conjunction with the park naming. Staff submitted all required grant closeout documentation in September 2026.
- Exploring Off-Peak Tourism: In February 2026, Town Council directed staff to explore creating events and experiences aimed at increasing visitor traffic during traditional off-peak times in town. Town staff is in the process of establishing a committee to identify and evaluate ideas and opportunities for the expanded use of River Mill Park to support economic development and enhance tourism during off-peak times.

- **Development of a Capital Asset Maintenance Program**

- Shared Emergency Management Resources: Town Council in updating strategic framework, directed Town staff to create priorities of Public Safety and Public Works aimed to help maintain emergency preparedness in the Town.

Capital and Maintenance Project Updates:

These are updates on significant maintenance items and existing and planned capital projects that are part of the Town's Capital Improvements Program (CIP) and additional to the Town Council's Strategic Framework priorities. Further project updates on capital and maintenance projects are available in the Public Works section of this report and at www.occoquanva.gov/construction-updates.

- Mill Street Water Issue: The recrowning work completed by VDOT contractors in 2023 along the section of Mill Street near the Ellicott Street intersection did not adequately address the longtime water flow issues in this area. Town staff removed the deteriorating temporary PVC pipe and replaced it with a new, more flexible temporary pipe to direct water from the pipe outlet at 426/430 Mill Street to the Ellicott Street stormwater inlet. The pipe is asphalted into place for added protection. As a result, water is not currently sheeting across Mill Street during and after large rainfall events and is instead traveling through the pipe to the Ellicott Street inlet. Minor damage occurred to the pipe over the winter, and repairs were completed in March 2025. Updates will be available at www.occoquanva.gov/construction-updates.
- Edgehill Drive Water Issues: UPDATE – In early March 2024, Town staff received concerns regarding water bubbling through the roadway surface in the middle of Edgehill Drive. VDOT and the Prince William County Service Authority both responded to investigate the issue. The Service Authority conducted CCTV inspections of its pipes in the vicinity to determine whether the water was related to its infrastructure. In May 2024, VDOT removed a portion of the roadway surface and installed drainage pipes intended to redirect water from beneath the roadway. Water began bubbling through the roadway again in February 2025, and

Town staff reported the recurring issue to VDOT. In April 2025, Town staff removed accumulated sediment and power washed the affected area to help address odor and sediment buildup. VDOT installed additional drainage improvements in late May 2025; however, Town staff continued to observe water accumulation in the area and notified VDOT. Following additional complaints regarding increased water flow, algae growth, and asphalt deterioration, staff coordinated with VDOT for another site review. VDOT has advised that the location has been placed on its schedule for additional work in late September or early October. However, as a result of schedule conflicts the planned work was not started but is anticipated before the end of the year. The work will include excavating the affected area and replacing the existing drain with a more sharply angled drainage system designed to better direct the water toward the side of the roadway. Residents will be notified on the dates of work as more information is provided to Town.

Other News and Updates:

These are updates on any other noteworthy projects, programs, or initiatives being carried out in and around the town, including updates on deadlines and administrative projects.

- Tax Delinquencies: A number of BPOL filings are still outstanding. **The filings were due on March 1, 2026.** All delinquent accounts receive mail and/or email notices from Town staff. For more information on tax filing please contact the Town Clerk at townclerk@occoquanva.gov or visit www.occoquanva.gov/living-here/tax-information/ and/or www.occoquanva.gov/business/doing-business-in-occoquan/.
- Town Vehicle License Enforcement–Town Ordinance Section 71-02 requires that owners of any motor vehicle principally garaged, stored, or parked in Town pay an annual Vehicle License Fee by November 15th of each year. The Town Police are increasing enforcement for vehicles found to be principally garaged, stored, or parked in Town without the Town decal displayed. The Town decal should be displayed on the front windshield. The 2026 Town Decals are now available. **Please fill out the PDF or online form at www.occoquanva.gov/living-here/tax-information.**
- Front in Parking Enforcement: NEW – Parking enforcement is actively enforcing front-in parking requirements for angled parking spaces on one-way streets. Town Code § 73.03 was amended to explicitly prohibit backing into angled spaces when the vehicle faces opposite the lawful direction of travel. Although this practice was already prohibited under Virginia Code § 46.2-806, the amendment clarifies the requirement and provides a specific local parking violation. This enforcement is to promote traffic safety, maintain orderly parking, and ensure compliance with State and Town regulations.
- Grass and Weed Code Compliance: Property owners are reminded that grass, weeds, and other vegetation exceeding 12 inches in height are in violation of Chapter 92 of the Town Code. Residents are encouraged to maintain their properties regularly to help preserve the appearance and safety of the community. Please note that when complaints are received, or when vegetation encroaches upon or obstructs public property and rights-of-way, violation notices will be issued to the property owner.
- Naming of Town Visitor Center: In coordination with the Occoquan Historical Society and Visit Occoquan, the Mill House Museum will also serve as the town's Visitor Center. Wayfinding and marketing information will be updated over the coming weeks to reflect this change. The change aims to give town visitors a clear location to go to for questions and to learn more about the town, while leveraging existing resources and generating more foot traffic at the museum.

Treasurer Report – Supplemental Information

The September 2026 Financial Report is included in the Town Council agenda packet. Highlights from the current report are below, as well as additional information regarding current delinquencies (as of September 30, 2026).

BPOL Tax Delinquencies		
Business Name	**Delinquency Period**	**Date of Last Notice/Status**
AJANI TRUTH PHOTOGRAPHY	7 months	10/5/2026
INK AND FORM LEARNING DESIGN LLC	7 months	10/5/2026
LEGGYLASHES	7 months	10/5/2026
PINCURLS HAIR SALON	7 months	10/5/2026
TALENT ACQUISITION CONCEPTS *	3 years	5/8/2026

* Business Closed

Transient Occupancy Tax Delinquencies		
Business Owner	**Delinquency Period**	**Date of Last Notice/Status**

Meals Tax Delinquencies		
Business Name	**Delinquency Period**	**Date of Last Notice/ Status**
BLACK MAGIC OCCOQUAN	1 month	10/28/2026

Real Estate Delinquencies*			
Property Owner	**Delinquency Period**	**Date of Last Notice**	**Address**
JONES SALUKA HALLIE	9 months	8/17/2026	205 WASHINGTON ST
WHITE, FRANCESCA	21 months	8/17/2026	1521 COLONIAL DR

* *Outstanding RE Taxes subject to incur an 8% penalty plus interest of 10% per annum added to the unpaid balance, including the penalty.

Meals Tax by Fiscal Year			
Month	**FY25**	**FY26**	**FY27**
July	29,964	30,559	32,667
August	31,192	37,850	35,686
September	27,870	28,457	29,590*
Total as of Latest Month:	**89,026**	**96,866**	**97,943***

*Delinquencies still outstanding for this month that will noticeably increase tax revenue

Engineering

River Mill Park Drainage – no change from last report: staff met with Fairfax County Water Authority to review options to modify park surface on 3/31/2025.

Mill at Occoquan – update from last report: Site plan approved by Town on 8/12/24. Application for demolition of boat storage structure approved 2/27/24. October 24, 2024, the applicant was notified that additional demolition permits are needed for the removal of structures other than boat storage. Demolition permit confirmed as active. Meeting with the applicant was held on 4/2/26 and 10/21/2026. Intent to file for building demo permits by 10/1/26, working around craft show and Christmas season. Demolition began on 10/22/2026.

Ellicott Sidewalk Extension Project – update from last report: Project construction tentatively scheduled for FY2028. County Arborist examined magnolia and made recommendations, which will be part of final plan. Town will be issuing Land Disturbance Permit following application by Prince William County. Prince William County agrees to correct Union & Mill ADA complaint as part of TAP grant with Ellicott sidewalk. Layout proposed by Prince William County Transportation on 9/3/25, design accepted by Town Manager on 9/5/25. Meeting was held between Town Staff and County staff on 4/17/26. Expected bid date is not later than January 2028. Updated Union & Mill St ADA ramp concept design received from the County on 6/3/26. Town comments were provided to the County on 6/10/26. Updated plan submission received 7/30/26 and under review. The Town approved the plans and forwarded them to Prince William County on 8/21/26. Construction on Union & Mill ADA ramps began and was completed in early October.

115 Poplar Lane- no change from last report: Working with applicant on an application for partial demolition and reconstruction of the existing single-family residence. Met with applicant on 2/18/2026. Legacy met with the applicant on 8/3/2026 to discuss potential revisions to the project scope.

Riverwalk Comprehensive Update- update from last report: A proposal was sent to Adam Linn from Legacy Engineering on 1/22/2026 to perform engineering, environmental and surveying services for the Occoquan Riverwalk to connect the kayak ramp to the Riverwalk Boardwalk**.** Updated proposals and cost estimates provided to Town Staff on 4/20/26. Legacy Engineering is contracted to provide Geotechnical testing. A VDOT permit was obtained on 8/26/26 for Riverwalk Geotechnical borings. Permissions from property owners are being obtained. Geotechnical borings were completed on 9/16/26. One of the borings was not attempted due to traffic concerns. The Geotechnical engineer stated the soils and conditions encountered are consistent with their preliminary expectations. A Geotechnical Engineering Report was delivered 10/21/2026.

Addressing Updates with PWC GIS/E911- no change from last report: working alongside PWC GIS and E911 to ensure Occoquan addresses align with current E911 standards and are recorded properly in GIS as addressing issues arise from zoning applications. Unit addresses were updated at 199 Union Street and recorded by PWC GIS. Town property on River Road was assigned address 103 River Road and recorded in GIS as a ROW dedication lot with the assigned address. Through recent zoning applications, 308 Poplar Alley and 305 Mill Street have been identified as addresses requiring updating to current addressing standards.

Mill House Museum Deck – no change from last report: Proposed deck improvement at the Mill Museum. Legacy Engineering is contracted to provide Geotechnical testing. A VDOT permit was obtained on 8/26/26 for Geotechnical borings.

Site Plans/Plats Under Review or Being Discussed with Owner/Tenant:

Address	Plan Number	Use	Status
Mill at Occoquan	SP2022-001	Mixed Use project	Plan approved by Town 8/12/24. 78 months expire 1/6/2028. Meeting on 4/2/2026
Kiely Court – 426 Mill Street	AB2025-017	Single family detached	As-built plans submitted May 10, 2025 - comments issued to Applicant on June 20, 2025. Resubmittal required. Site inspection completed on 9/24/26. Inspection report and bond estimate issued on 10/1/2026
105 Poplar Lane	Not assigned	Single family detached	Modifications to house and lot for final Occupancy Permit
406 McKenzie Drive	SUB2023-036	Subdivide existing lot into multiple parcels	Applicant contemplating subdivision into more than up to 5 lots. Plan still active but no resubmission. Meeting on 3/12/25. Follow-up meeting with Owner on 9/26/25. Meeting with owner on 12/22/2025. Most recent meeting on 7/2/26. Applicant contemplating a multi-family development.
Rivertown Overlook	BLA2025-006	Boundary Line Adjustment for Townhomes Development	Small change to increase lot size to keep steps within property line submitted 3/3/25; comments issued on 4/16/2025. Fourth submission received 12/3/25. Approvable 12/12/25. Approval letter sent 1/16/2026.
Rivertown Overlook	AB2025-005	As-built submission for bond release	As-built submission for bond release submitted 3/3/25; comments issued on 4/16/2025. Revised as-builts submitted 7/14/25, comments returned 8/1/25. Potential encroachment agreement may be needed for porch near Ellicott Street. As-Builts forwarded to PWW by engineering on 9/9/25. Third submission received 9/29/25. Comments sent on 10/29/2025.Fourth submission received 12/3/2025. Comments sent 1/30/2026. Meeting with applicant on 3/3/26. Town staff requested a written proposed solution from the developer on 4/17/26. Developer provided a proposed solution on 5/14/26. Town staff sent a follow-up requesting a proposal from the engineer to address the encroachment issue on 6/2/26. The developer submitted a revised plat for review on 9/7/26. The Town Engineer commented on the revised plat on 10/14/2026.
116 Washington	SP2025-002	Townhouses	Site plan submitted on 8/19/25, comments returned 10/4/2025. Fire Marshall comments

			returned 10/23/2025. Meetings on 1/12/26 and 2/9/26. Second submission was made to VDOT only on 3/25/26. VDOT returned comments on 4/16/26. Second submission received 5/8/2026. Town issued comments on 6/5/26. A VDOT only submission was received on 8/12/26.
116 Washington	SUB2025-003	Townhouses	Subdivision plat submitted 8/19/25, comments returned 10/4/2025. Meetings on 1/12/26 and 2/9/26. Second submission received 5/8/2026. Comments due 6/8/26. Town returned comments on 6/5/2026. Comments not received from PWC Water as of 9/30/26.
Berrywood	AB2025-041	As built submission for bond release	Submission received 12/8/25. Comments provided to applicant on 1/6/26.

Zoning and Code Enforcement

Below is an overview of zoning permit applications and Town Code violations for the past month. Residents can learn more about zoning at www.occoquanva.gov/government/zoning-land-development-and-building.

- The following is a list of **zoning reviews** from October 1 to October 29, 2026:

	Zoning Application #	Property Address	Activity
1	TZP2026-043	306 Commerce Street	New Business
2	TZP2026-044	300 Center Lane	Change to Short-Term Rentals

- The following is a list of **zoning modification requests** from October 1 to October 29, 2026:

	Zoning Application #	Property Address	Activity
1			

- The following is a list of **new violation letters** from October 1 to October 29, 2026:

	Property Address	Violation #	Violation	Town Action
1				

- The following is a list of **active/previous violations** from October 1 to October 29, 2026:

	Property Address	Violation #	Violation	Town Action
1	301 Commerce	OCV-2026-009	General	Courtesy letter dropped off at business location on 3/16/2026; Business owner came in for information inquiring about BPOL and Zoning on 8/5/2026.
2	155-1552 Rivertown Place	OCV-2026-034	Trash/Refuse	Courtesy email sent to business on 3/31/2026. Met with business owner on 5/14/2026. Notice of Violation letter sent 8/5/2026.

Building and Property Maintenance

Building: The Building Official monthly permit report provided by Prince William County is attached.

For more information on building permits and building code violations go to www.pwcva.gov/department/building-development-division.

Property Maintenance: The Property Maintenance monthly report provided by Prince William County is attached.

Prince William County provides property maintenance enforcement for the Town of Occoquan. All complaints for property issues (excluding signage, yard, and landscaping concerns) should be filed with the Prince William County Neighborhood Services at www.pwcva.gov/department/neighborhood-services.

Public Safety

Mission

The mission of the Occoquan Police Department (OPD) is to protect the lives and property of residents, visitors, and businesses; reduce the incidence and fear of crime; and enhance public safety within the Town's historic waterfront community. Through professional staffing, education, mentoring, and community policing, OPD works to maintain a supportive partnership with the community while respecting the rights and dignity of all people.

Monthly Departmental Goals

- Provide for the safety of Town residents, businesses, visitors, and property.
- Promote a professional and accountable police department.
- Promote safe pedestrian and vehicular traffic throughout Town.
- Prepare for and respond to all threats and hazards facing the Town of Occoquan.

Chief's Report

Throughout October, the Occoquan Police Department (OPD) maintained a highly visible, proactive, and community-oriented presence throughout Town. Department activities focused on calls for service, traffic and parking enforcement, special event support, and community engagement while maintaining a safe and welcoming environment for residents, businesses, and visitors.

During the month, OPD provided public safety support for the final Trivia Night of the season and enhanced visibility patrols during the Town's Movie in the Park event, reinforcing the Department's commitment to community engagement and public safety.

Operationally, the Department observed a slight increase in traffic crashes and citizen requests for service. However, as of October 28th, OPD experienced a significant reduction in reported suspicious activity and trespassing incidents. This encouraging trend coincides with the Department's continued emphasis on proactive patrols, crime prevention, and addressing community concerns.

As October concludes, OPD is preparing to participate in the Town's Trunk or Treat activities and provide enhanced visibility patrols on Halloween, October 31st, emphasizing pedestrian safety and a safe environment for families and children.

Looking ahead, the Department has begun preparations for the upcoming holiday season, including coordinating public safety coverage and planning for increased pedestrian and vehicle traffic associated with the Town's holiday events and festivities.

October Highlights

207 Calls for Service	**5** Custodial Arrests	**340** Traffic Summons	**85** Parking Violations
2 Special Events	**609** Patrol Hours	**212** Volunteer Hours	**0** Officer Complaints

OPD Division Reports:

Professional Standards Division

During October, the Professional Standards Division (PSD) continued to oversee key administrative and operational functions supporting departmental accountability, professional development, and organizational integrity. Responsibilities included internal affairs intake, investigative support, records and documentation management, background investigations, training oversight, and compliance with departmental policies and administrative requirements. Throughout the month, PSD maintained a focus on consistent oversight, accurate recordkeeping, effective case management, and timely follow-up on administrative matters. Additional emphasis was placed on coordinating training requirements, ensuring adherence to established standards, and providing ongoing guidance and administrative support to supervisors and officers. These efforts reinforced departmental accountability, operational consistency, and the maintenance of professional standards across the organization.

Field Operations Division

Throughout October, the Field Operations Division (FOD) continued to serve as the backbone of the Department's daily operations, maintaining consistent patrol coverage, timely response to calls for service, and a visible police presence throughout the Town. Officers remained actively engaged in residential neighborhoods, the historic district, parks, business areas, and along the waterfront, addressing routine public-safety concerns while supporting the Department's commitment to community-oriented policing.

Throughout the month, FOD maintained its focus on the day-to-day operational responsibilities essential to public safety and quality of life. Officers responded to calls for service, addressed traffic and parking concerns, conducted proactive patrols and routine business and park checks, and remained prepared to assist neighboring jurisdictions and support specialized operations as needed. These efforts reflected the Division's continued commitment to operational readiness, proactive policing, and responsive service to the Occoquan community.

Special Operations Division

Throughout October, the Special Operations Division (SOD) continued to maintain operational readiness and specialized capabilities through the availability of marine, Unmanned Aircraft Systems (UAS), Utility Terrain Vehicle (UTV), and Homeland Security and Emergency Management (HSEM) resources. These assets remained available to supplement Field Operations, support Town activities, and respond to specialized operational needs as required.

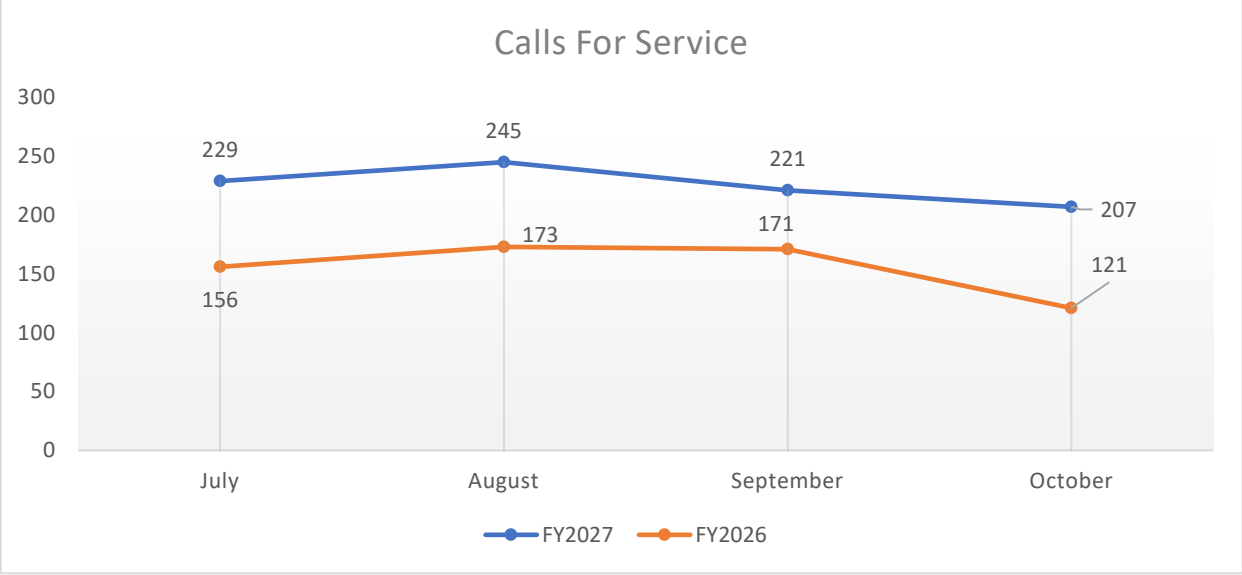
SOD handled public safety coverage for the final Trivia Night of the season and the Town's Movie in the Park event. Other October activity included UAS training, nonpatrol marine hours, and UTV/HSEM staffing for calls for service. SOD continued to coordinate with Field Operations and Town personnel to support public safety, emergency response, and operational contingencies. As the Department prepares for the holiday season, maintaining the availability of specialized resources remains an operational priority.

Patrol and Enforcement Activities:

As of October 28th, Town police recorded 207 calls for service during October, including the following*:

Call for Service	#		*Call for Service*	#
Alarm Calls	2		Medical Calls	3
Animal Calls	3		Misdemeanor Arrest	1
Citizen Assists	33		Missing Person Call	1
Disabled Vehicle/Motorist Assist	10		Other/Services	33
Disorderly	5		Parking Complaints	4
Domestic Call	4		Person In Crisis	3
Drug Complaint	2		Police Assist	7
DUI Arrest	4		Reckless Driving/Road Rage	6
Fleeing and Eluding	1		Roadway Obstruction	7
Firearm Violation	2		Robbery in Progress	2
Found/Lost Property	4		Suspicious Calls	17
Fraud/Attempted Theft	3		Traffic Control Calls	11
Gas Leak	1		Trespassing Calls	5
Hit & Run	5		Vehicle Crash	14
Illegal Fishing	1		Vehicle Tow	7
Impaired Driving	1		Warrant Service	5
				207

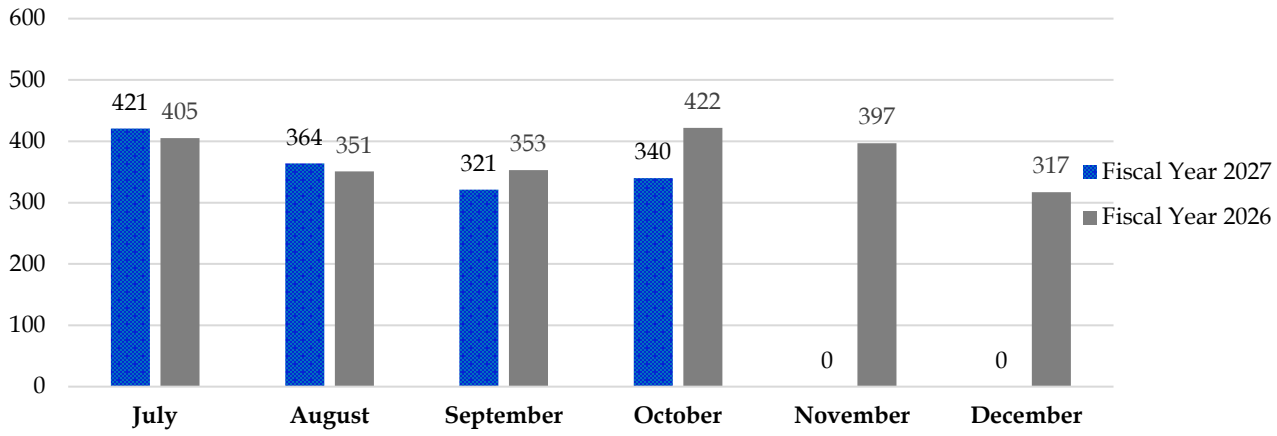
*Calls for service include responses by town police to both town and county incidents.



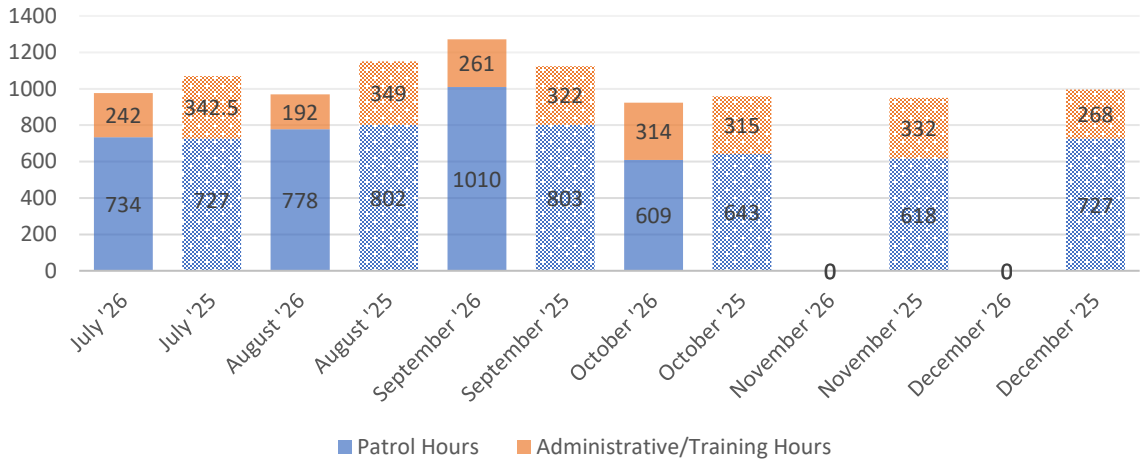
Town police made 5 custodial arrests, issued 340 traffic summonses, 85 parking violations, and 88 warnings during the reporting period.

Officers also continued proactive business and park checks throughout October as part of routine patrol activity. Officers engaged in 283 business checks and 342 park checks during October.

Traffic Summonses FYTD

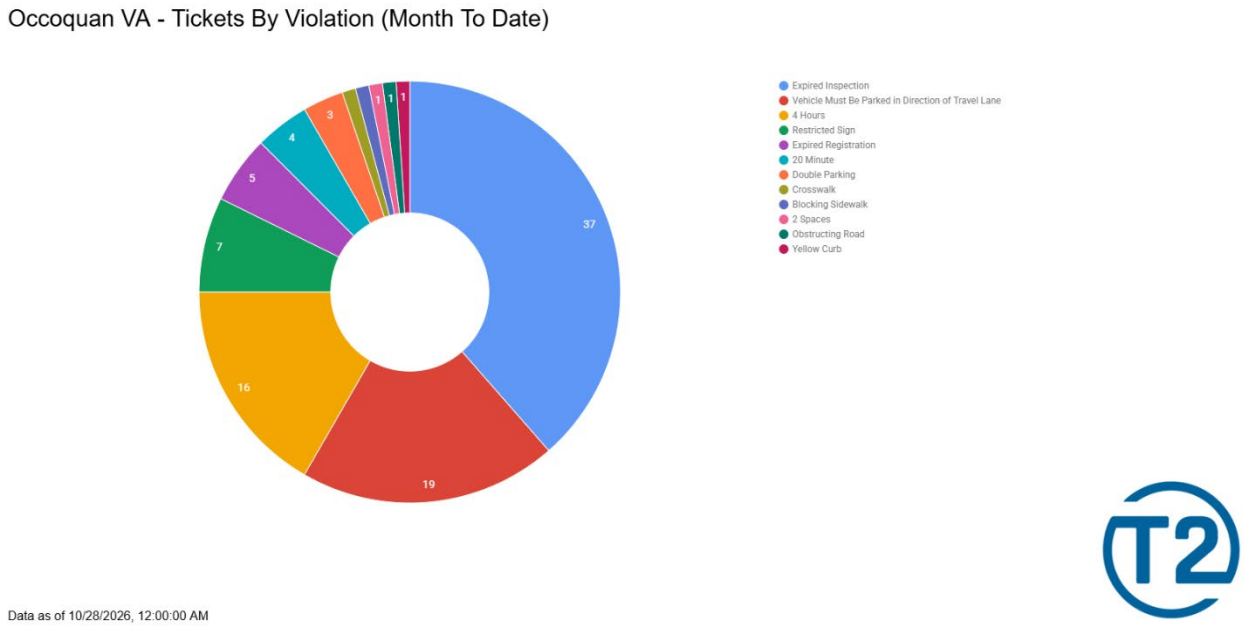


Patrol/Administrative/Training Hours FYTD



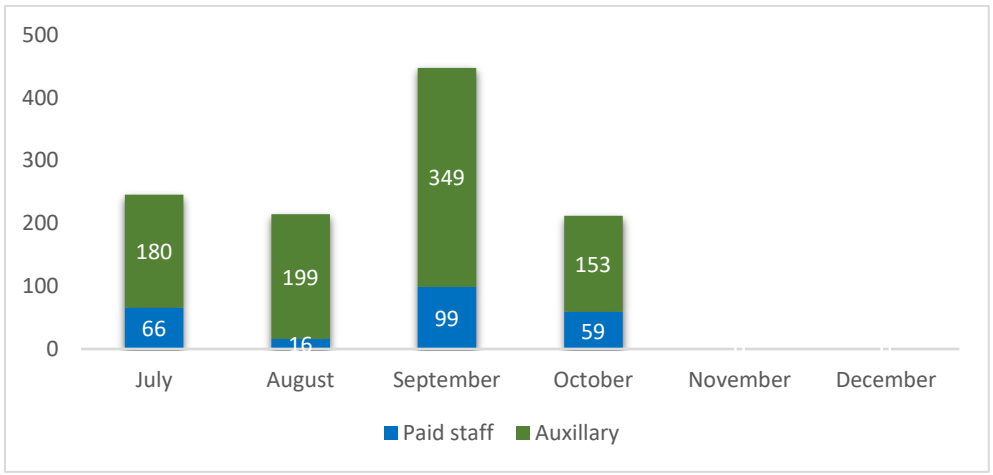
Parking Enforcement

Month	Parking Tickets	Warning
July	114	1
August	99	2
September	73	2
October	85	10



Volunteer in Police Service

Volunteers donated 1,121 uncompensated hours to the Town during the fiscal year to date through October 28, 2026.



Special Operations Statistics

Marine Patrol					
Month	Hours on Patrol	Other Hours	Stops	Interactions	Calls for Service
July	0	0	0	0	0
August	65	22	25	36	1
September	32	0	12	13	1
October	0	4	0	0	0
FY Total	**97**	**26**	**37**	**49**	2

UAS Operations					
Month	**Operational Hours**	**Training Hours**		**Special Events**	**Calls for Service**
July	0	0		0	0
August	2	0		1	0
September	24	0		2	8
October	0	2		0	0
FY Total	**26**	**2**		**3**	8

UTV / HSEM Operations					
Month	**Hours Staffed**	**Training Hours**		**Special Events**	**Calls for Service**
July	10	0		1	0
August	29	0		3	0
September	146	0		4	8
October	27	0		2	1
FY Total	**212**	**0**		**10**	9

Public Works

Routine Activities

The Public Works Department engages in the following regular maintenance activities:

Activity	Weekday	Sat/Sun	Weekly	Monthly	Notes
Trash Collection/Check	X	X			Weekend checks during high traffic seasons
Street Sweeping			X		Sweeping Season: April - October
Check/Repair Gaslights	X				Review and schedule repairs as needed
Check/Replace Doggie Bags			X		
Check/Clear Storm drains			X		Weekly + Storm Prep
Check Public Restrooms	X	X			Weekend checks during high traffic seasons
Contractor Cleaning – RMP			X		Contractor cleans Fridays and Mondays
Check Tanyard Hill Park			X		Review and schedule repairs as needed
Check Mamie Davis Park and Riverwalk	X				Review and schedule repairs as needed
Check/Clean Kayak Ramp				X	Monthly to quarterly cleaning
Check River Mill Park	X				Review and schedule repairs as needed
Clean/Maintain RMP Light Poles				X	
Check Furnace Branch Park			X		Review and schedule repairs as needed
Minor Brick Sidewalk Check/Repairs			X		Review and schedule repairs as needed
Maintain Town Buildings			X		Review and schedule repairs as needed
Maintain Town Equipment			X		Vehicle and small engine repair, seasonal and as needed
Clean Town Vehicle			X		Ensure cleanliness and care of town vehicle
Maintain Annex/PW Facility	X				External and internal clean up and organization
Maintain Events Building at RMP				X	Monthly to quarterly
Check/Maintain Dumpster and storage area				X	
Water Flowers	X				Seasonal
Graffiti Check/Removal	X				
Litter Check/Removal	X				
Install/Repair Event Banners as Needed				X	Seasonal
Maintain Temporary Pipe on Mill Street				X	Until no longer needed
Pest Treatment				X	Town buildings every 3 months

Public Works Highlights (October 2026)

- Supported Events by preparing tents, circles, and sound system in River Mill Park for Trivia.
- Supported Events with Movie in the Park.
- Prepared and stained remaining sections of the Riverwalk to protect and beautify the wood.
- Engaged in significant brick sidewalk repairs.
- Repaired conduit on the Nathaniel Ellicott Footbridge

Special Public Works Projects

Projects In-Progress: 3 *Projects Completed: 17*

Below is an updated list of maintenance activities with status updated as of October 29, 2026:

Project	Status	Completion Date	Notes
Building and Property Maintenance (TH, Annex, Museum and River Rd)			
Annex Indoor Painting	Completed	6/12/2026	
Roof Repairs & Windows at Mill House Museum	Not Started		Fall/Winter 2026
Craft Show and Events Support			
Prepping 123 Parking Lot for National Night Out	Completed	8/4/2026	
Repaint Booth numbers	Complete	9/23/2026	
Prepping for Trivia Night	Complete	10/10/2026	End of Season
Supporting Fall Arts & Craft Show	Complete	9/30/2026	Summer 2026
Install Fall Arts & Craft Show Banner	Completed	8/14/2206	Summer 2026
Supporting Tree Lighting	Not started		
Supporting Holiday Artisan Market	Not started		Fall 2026
Installing Holiday Event Banners	Not started		Fall 2026
Decorating Town for Holiday Events	Not started		Fall 2026
Refreshing Town A-Frames	Completed	8/21/2026	
Landscaping			
Fall Plantings	Completed		Fall 2026
Fall Weeding, Pruning, Mulching	In Progress		Summer/Fall 2026
Holiday			
Holiday Improvements Planning	In progress		Events Joint Project
Park and Riverwalk Maintenance (RMP, MDP, Furnace, Tanyard, and Dock/Riverwalk)			
Landscaping and Bench construction at The Mural Garden	Complete	5/26/2026	
Repair Conduit on Nathaniel Ellicott Bridge	Complete	10/13/2026	

Project	Status	Completion Date	Notes
Staining and Sealing Riverwalk	Complete		October 2026
Special Projects			
Backup Generator Project	Not started		Paused – OPD Joint Project
TH, Mill St, and RMP Storage Reorg	Complete		TH started; Events Joint Project – Winter 2026
Installing New Dike Sign	Completed	7/30/2026	
Pocket Park Beautification: Power washing and outdoor seating	Completed		6/24/2026
Spring Cleaning			
Inspect Gaslight Landing Riverwalk	Not Started		Spring 2027
Inspect Town Dock and Riverwalk	Not Started		Spring 2027
Curb and Striping Review and Painting	Not Started		Spring 2027
Clean Trash and Recycling Containers	Not Started		Spring 2027
Clean and Touch Up Gaslights	Not Started		Spring 2027
Streets, Sidewalks, and Parking			
Repair Dogwoods on TH Bricks	Not started		
Restriping of McKenzie Drive	Completed	10/21/2026	Delayed twice due to machine malfunction
Center Lane Brick Repair	Not started		Spring 2027
206 Mill Street Brick Installation	Completed	9/15/2026	
Repaint Curb at River Road and Ellicott Street	Completed	7/29/2026	
Sidewalk fill in on Mill St and Union St	In Progress		

Events and Community Development

Fall Arts & Crafts Show

A full report with additional details and event metrics is included and will be presented at the November 4 Council Meeting.

Trivia Night Series

Trivia Night continues to be a popular community tradition, with the final event of the season proving to be a tremendous success. The October event welcomed a record-high 38 teams, marking the highest attendance to date and underscoring the program's continued appeal.

In the last months of the season, staff began using a laptop and a large-screen television to display team scores, streamlining the scoring process and improving overall efficiency. The updated system reduced manual effort, made scores easier for participants to follow, and allowed the Mayor to announce results more smoothly throughout the evening.

Given Trivia Night's continued popularity and strong community support, the Town plans to explore continuing the program next year, potentially offering events monthly again from May through October.

Community Costume Parade & Contest

Occoquan's annual Community Costume Parade & Contest will take place on Halloween, October 31. The event is free and open to the public and invites families and participants of all ages to dress up and join the fun.

Check-in begins at 10:00 AM at the Riverwalk Shops, 125 Mill Street. Led by Mayor Porta, the parade will travel down Mill Street and conclude at River Mill Park, where costume judging will take place.

Judging categories include:

- Cutest
- Scariest
- Funniest
- Most Original
- Best Family/Group

First-place winners in each category will receive a $25 Visit Occoquan Gift Card, redeemable at participating businesses throughout town.

Trick or Treating & Halloween Decor

Following the Costume Parade, visitors can enjoy trick-or-treating at select businesses while viewing Halloween decorations and staff costumes throughout town.

This year, town businesses have elected to replace the traditional paper ballot and encourage guests to post a photo tagging Occoquan and the specific business of their choice.

Annual Tree Lighting

On Saturday, November 21, Occoquan will welcome the holiday season with an evening of festive traditions, cozy gathering spots, and holiday shopping! Join us in front of Town Hall for the official Holiday Tree Lighting at 6 PM, preceded by a festive community sing-along at 5:45 PM. Gather with friends and family as we celebrate the season with holiday music and the magic of this beloved Occoquan tradition.

The festivities begin earlier in the day, with cozy fire pit areas open from 3–8 PM, offering the perfect place to warm up and roast marshmallows. Explore Occoquan's charming boutiques, galleries, and specialty shops; many staying open until 8 PM or later for an evening of holiday shopping. Free shuttles will operate from 1–9 PM, making it easy to visit and enjoy the celebration. For more details see: www.visitoccoquanva.com/holiday.

Holiday Artisan Market

The Holiday Artisan Market will return to historic Occoquan on December 5 and 6, from 11 AM to 6 PM each day, bringing a festive weekend of shopping and seasonal activities to Union and Commerce Streets. This year's market will feature 95 Makers & Creators, alongside Occoquan's local Town Businesses, offering visitors a wonderful variety of handcrafted goods, unique gifts, and holiday treasures to explore.

The weekend will also feature several special events, including **Santa Comes to Occoquan by Boat** on Saturday, December 5, at 10:30 AM; **Fireside with Friends** that evening from 4–7 PM, with fire pits, festive drinks, s'mores, live music, and more; and the annual **Gingerbread Contest**, with public voting available both days of the market. Together, these activities will create a festive holiday experience while encouraging visitors to shop small, support local artisans and businesses, and enjoy the seasonal charm of historic Occoquan. For more details see: www.occoquanfestivals.com/holiday.

Monthly Finance Report

Town of Occoqan
FY 27 September Close

Prepared on
October 28, 2026

Balance Sheet FY Activity

Town of Occoquan

July-September, 2026

	TOTAL		
	As of Sep 30, 2026	As of Jul 1, 2026 (custom)	FY Activity
Assets			
Current Assets			
Bank Accounts			
10001 Petty Cash - Operating	100	100	0
10010 Petty Cash - Events	75	75	0
10022 Checking Account 0058	159,696	245,565	-85,869
10024 Money Market 4220	200,437	200,109	328
10034 VIP - Investment Pool	$0	$0	$0
25-5001 VIP NAV Liquidity Pool 5001	881,568	873,098	8,470
Total for 10034 VIP - Investment Pool	**$881,568**	**$873,098**	**$8,470**
10082 Mamie Davis Savings 4201	6,734	6,287	447
10083 Mamie Davis CD	100,000	100,000	0
Total for Bank Accounts	**$1,348,609**	**$1,425,233**	**-$76,624**
Accounts Receivable			
10180 Accounts Receivable	70,174	108,874	-38,700
Total for Accounts Receivable	**$70,174**	**$108,874**	**-$38,700**
Other Current Assets			
10190 Real Estate Receivable	0	0	0
11000 Prepaid Expenses	0	0	0
14990 Undeposited Funds	9,329	877	8,452
Total for Other Current Assets	**$9,329**	**$877**	**$8,452**
Total for Current Assets	**$1,428,112**	**$1,534,984**	**-$106,873**
Total for Assets	**$1,428,112**	**$1,534,984**	**-$106,873**
Liabilities and Equity			
Liabilities			
Current Liabilities			
Accounts Payable			
20000 Accounts Payable	76,059	133,179	-57,121
Total for Accounts Payable	**$76,059**	**$133,179**	**-$57,121**
Credit Cards			
22000 Credit Cards			
22020 Home Depot	161	144	17
22030 Lowe's Proservices	64	393	-329
22040 United Bank Credit Cards	13,464	6,040	7,424
22050 Shell Credit Card	2,576	2,929	-353
Total for 22000 Credit Cards	**$16,266**	**$9,507**	**$6,758**
Total for Credit Cards	**$16,266**	**$9,507**	**$6,758**
Other Current Liabilities			
20935 Performance Bond	1,188	1,188	0
20980 Unearned R.E. Tax	1,316	1,316	0
20995 Escheatment Payable	658		658
21100 Unearned Fire Dept Grant	0	0	0
21200 Payroll Liabilities	$0	$0	$0
21230 VRS Employee Contributions	3,766	3,766	0
Total for 21200 Payroll Liabilities	**$3,766**	**$3,766**	**$0**

	TOTAL		
	As of Sep 30, 2026	As of Jul 1, 2026 (custom)	FY Activity
Total for Other Current Liabilities	**$6,927**	**$6,269**	**$659**
Total for Current Liabilities	**$99,252**	**$148,955**	**-$49,704**
Total for Liabilities	**$99,252**	**$148,955**	**-$49,704**
Equity			
30000 Nonspendable			
30005 PrePaid Items	0	0	0
Total for 30000 Nonspendable	**$0**	**$0**	**$0**
31000 Restricted			
31100 Mamie Davis (Endowment)	100,000	100,000	0
31200 E Summons Fund	67,506	64,337	3,169
Total for 31000 Restricted	**$167,506**	**$164,337**	**$3,169**
31400 Assigned			
30030 Events Fund	93,441	0	93,441
30040 CIP Fund	205,397	197,021	8,376
31050 Public Safety Grant Fund	2,386	5,042	-2,656
31060 Mamie Davis Park Fund	7,520	7,072	447
31070 Public Education Grant Fund	2,359	2,359	0
Total for 31400 Assigned	**$311,102**	**$211,494**	**$99,608**
31500 Unassigned			
30010 Emergency Operating Fund	200,000	200,000	0
30020 Unrestricted	650,252	760,906	-110,654
Total for 31500 Unassigned	**$850,252**	**$960,906**	**-$110,654**
32000 Retained Earnings	7,876	0	7,876
Net Income	-7,876	49,293	-57,169
Total for Equity	**$1,328,860**	**$1,386,029**	**-$57,169**
Total for Liabilities and Equity	**$1,428,112**	**$1,534,984**	**-$106,873**

Budget GF

July - September, 2026

	Total			
	Actual	Budget	over Budget	% of Budget
INCOME				
40010 Real Estate	1,050	322,971	(321,921)	0.00 %
40020 Meals Tax	97,943	334,623	(236,680)	29.00 %
40030 Sales Tax	4,189	51,648	(47,459)	8.00 %
40040 Utility Tax	8,517	38,110	(29,593)	22.00 %
40050 Communications Tax	4,569	32,000	(27,431)	14.00 %
40060 Transient Occupancy Tax	11,941	43,000	(31,059)	28.00 %
41000 FEES/LICENSES	103,340	599,712	(496,372)	17.00 %
42000 GRANTS	9,749	71,508	(61,759)	14.00 %
43000 RENTALS	(323)	14,378	(14,702)	(2.00 %)
44000 OTHER	20,366	45,000	(24,634)	45.00 %
Total Income	**261,340**	**1,552,951**	**(1,291,611)**	**17.00 %**
GROSS PROFIT	**261,340**	**1,552,951**	**(1,291,611)**	**17.00 %**
EXPENSES				
60000 PERSONNEL SERVICES	193,608	937,248	(743,640)	21.00 %
60400 PROFESSIONAL SERVICES	29,822	189,546	(159,724)	16.00 %
60800 INFORMATION TECH SERV	7,983	48,880	(40,897)	16.00 %
61200 MATERIALS AND SUPPLIES	12,247	35,750	(23,503)	34.00 %
61600 OPERATIONAL SERVICES	1,673	8,500	(6,827)	20.00 %
62000 CONTRACTS	36,414	163,559	(127,145)	22.00 %
62400 INSURANCE	49,525	46,044	3,481	108.00 %
62800 PUBLIC INFORMATION	1,410	3,449	(2,039)	41.00 %
63200 ADVERTISING	693	7,450	(6,757)	9.00 %
63600 TRAINING AND TRAVEL	12,003	18,200	(6,197)	66.00 %
64000 VEHICLES AND EQUIPMENT	20,142	47,600	(27,458)	42.00 %
64400 SEASONAL		12,310	(12,310)	
64700 FACILITIES EXPENSE	6,473	65,750	(59,277)	10.00 %
68900 PUBLIC ART PROGRAM		2,500	(2,500)	
Total Expenses	**371,994**	**1,586,786**	**(1,214,792)**	**23.00 %**
NET OPERATING INCOME	**(110,654)**	**(33,835)**	**(76,819)**	**327.00 %**
NET INCOME	**$ (110,654)**	**$ (33,835)**	**$ (76,819)**	**327.00 %**

NOTE

FUND TRANSFER	$33,835
NET INCOME BALANCE	$0

Budget CIP

July - September, 2026

	Total			
	Actual	Budget	over Budget	% of Budget
INCOME				
42000 GRANTS	5,160	15,000	(9,840)	34.00 %
42070 EPA Community		900,025	(900,025)	
42103 Virginia Dept of Fire Programs	24,309		24,309	
42110 Virginia DCJS				
42020 HB 599		0	0	
Total 42110 Virginia DCJS		**0**	**0**	
Total 42000 GRANTS	**29,470**	**915,025**	**(885,555)**	**3.00 %**
Total Income	**29,470**	**915,025**	**(885,555)**	**3.00 %**
GROSS PROFIT	**29,470**	**915,025**	**(885,555)**	**3.00 %**
EXPENSES				
Total Expenses			**0**	**0%**
NET OPERATING INCOME	**29,470**	**915,025**	**(885,555)**	**3.00 %**
OTHER EXPENSES				
70000 CIP EXPENSE				
70004 Sidewalk Improvements		1,500	(1,500)	
70005 Building Improvements	9,654	11,400	(1,746)	85.00 %
70006 Stormwater Management		1,125,031	(1,125,031)	
70022 IT Improvements		29,800	(29,800)	
72006 Riverwalk Improvements	1,875	100,000	(98,125)	2.00 %
74001 Vehicles & Equipment	12,221	116,500	(104,279)	10.00 %
Total 70000 CIP EXPENSE	**23,749**	**1,384,231**	**(1,360,482)**	**2.00 %**
Total Other Expenses	**23,749**	**1,384,231**	**(1,360,482)**	**2.00 %**
NET OTHER INCOME	**(23,749)**	**(1,384,231)**	**1,360,482**	**2.00 %**
NET INCOME	**$5,720**	**$ (469,206)**	**$474,926**	**(1.00 %)**

Budget E-Summons

July - September, 2026

	Total			
	Actual	Budget	over Budget	% of Budget
INCOME				
41000 FEES/LICENSES	4,179	15,000	(10,821)	28.00 %
Total Income	**4,179**	**15,000**	**(10,821)**	**28.00 %**
GROSS PROFIT	**4,179**	**15,000**	**(10,821)**	**28.00 %**
EXPENSES				
60800 INFORMATION TECH SERV	894	11,900	(11,006)	8.00 %
61200 MATERIALS AND SUPPLIES	116	1,260	(1,144)	9.00 %
Total Expenses	**1,010**	**13,160**	**(12,150)**	**8.00 %**
NET OPERATING INCOME	**3,169**	**1,840**	**1,329**	**172.00 %**
NET INCOME	**$3,169**	**$1,840**	**$1,329**	**172.00 %**

Budget Events

July - September, 2026

	Total			
	Actual	Budget	over Budget	% of Budget
INCOME				
41000 FEES/LICENSES	1,502	8,352	(6,850)	18.00 %
42000 GRANTS		10,000	(10,000)	
44000 OTHER		0	0	
47000 EVENTS REVENUE	170,594	305,445	(134,851)	56.00 %
Total Income	**172,096**	**323,797**	**(151,701)**	**53.00 %**
GROSS PROFIT	**172,096**	**323,797**	**(151,701)**	**53.00 %**
EXPENSES				
60000 PERSONNEL SERVICES	15,697	80,383	(64,686)	20.00 %
60400 PROFESSIONAL SERVICES	2,968	8,352	(5,384)	36.00 %
60800 INFORMATION TECH SERV		600	(600)	
61200 MATERIALS AND SUPPLIES	1,830	12,700	(10,870)	14.00 %
61600 OPERATIONAL SERVICES		0	0	
62000 CONTRACTS	41,090	82,325	(41,235)	50.00 %
63200 ADVERTISING	16,834	32,000	(15,166)	53.00 %
64000 VEHICLES AND EQUIPMENT		0	0	
64700 FACILITIES EXPENSE		0	0	
69200 SPECIAL EVENTS	236	20,020	(19,784)	1.00 %
Total Expenses	**78,655**	**236,380**	**(157,725)**	**33.00 %**
NET OPERATING INCOME	**93,441**	**87,418**	**6,023**	**107.00 %**
OTHER EXPENSES				
70000 CIP EXPENSE		5,000	(5,000)	
Total Other Expenses	**0**	**5,000**	**(5,000)**	**0%**
NET OTHER INCOME	**0**	**(5,000)**	**5,000**	**0.00 %**
NET INCOME	**$93,441**	**$82,418**	**$11,023**	**113.00 %**

Budget Mamie Davis

July - September, 2026

	Total			
	Actual	Budget	over Budget	% of Budget
INCOME				
44000 OTHER	447	1,000	(553)	45.00 %
Total Income	**447**	**1,000**	**(553)**	**45.00 %**
GROSS PROFIT	**447**	**1,000**	**(553)**	**45.00 %**
EXPENSES				
Total Expenses			**0**	**0%**
NET OPERATING INCOME	**447**	**1,000**	**(553)**	**45.00 %**
NET INCOME	**$447**	**$1,000**	**$ (553)**	**45.00 %**

Town of Occoquan - Permit Report

October 2026

Permit Number	Main Address	Description	Permit Type	Permit Status	Permit Workclass	Issue Date	Finalize Date
BLD2027-00114	122 EAST COLONIAL DR	Installation of grid-tied, roof-mounted solar pv system to create a system size of 11.44kw with 26 modules	Building	Issued	R - Alteration/Repair	10/21/2026	
ELE2027-01000	122 EAST COLONIAL DR	Installation of grid-tied, roof-mounted solar pv system to create a system size of 11.44kw with 26 modules	Electrical	Issued	R - Alteration/Repair	10/21/2026	
BLD2027-00623	125 MILL ST	removing a wall that separates unit 5 and 6. there are no mechanical, electrical or plumbing in the wall	Building	Finaled	C - Tenant Layout	09/09/2026	10/09/2026
BLD2027-00082	305 MILL ST	TLO - GRAFFITI CAT PIZZA	Building	Pending	C - Tenant Layout		
BLD2027-00495	305 MILL ST	TLO - GRAFFITI CAT PIZZA	Building	Pending	C - Tenant Layout		
BLD2026-04978	402 MILL ST	INTERIOR RENOVATION - REPAIR OF WALLS AND MODIFICATION OF LAYOUT FOR BETTER RETAIL PRESENTATION.	Building	Pending	C - Alteration/Repair		
BLD2026-04446	405 MILL ST	REMOVE EXPOSED PORTION OF EXISTING BOAT STORAGE METAL STRUCTURE. BUILDINGS WILL NOT BE DISTURBED AND ARE MARKED TO REMAIN.	Building	Issued	Demolition	04/27/2026	
BLD2021-06635	450 MILL ST	TLO FOR THE COTTAGE	Building	Issued	C - Tenant Layout	05/03/2022	
PLB2022-00959	450 MILL ST	**CIK** THE COTTAGE - TLO	Plumbing	Finaled	C - Tenant Layout	11/08/2023	09/30/2026
BLD2027-00160	108 POPLAR LN	20' X 12' SCREEN PORCH BUILT OVER CONCRETE SLAB - MANDATORY THIRD PARTY INSPECTION MANAGED BY CIB FOR POST INSTALLED CONCRETE ANCHORS	Building	Finaled	R - Addition	08/06/2026	10/20/2026
ELE2027-01062	108 POPLAR LN	20' X 12' SCREEN PORCH BUILT OVER CONCRETE SLAB - MANDATORY THIRD PARTY INSPECTION MANAGED BY CIB FOR POST INSTALLED CONCRETE ANCHORS	Electrical	Finaled	R - Addition	08/28/2026	10/20/2026
PLB2027-00456	201 UNION ST	Replace existing water service with new 1" water service from county connection to connection on inside of the property.	Plumbing	Finaled	C - Alteration/Repair	09/03/2026	09/10/2026
BLD2026-05359	105 VISTA KNOLL DR	INSTALL AN ENERGY STORAGE SYSTEM THAT WILL BE INTEGRATED WITH PREVIOUSLY INSTALLED SOLAR SYSTEM	Building	Issued	R - Alteration/Repair	08/05/2026	
ELE2026-05444	105 VISTA KNOLL DR	INSTALL AN ENERGY STORAGE SYSTEM THAT WILL BE INTEGRATED WITH PREVIOUSLY INSTALLED SOLAR SYSTEM	Electrical	Issued	R - Alteration/Repair	08/05/2026	
BLD2026-06069	107 VISTA KNOLL DR	10' X 19' OPEN DECK - NO STAIRS - PER PLAN	Building	Finaled	R - Addition	06/29/2026	09/11/2026
BLD2027-00571	116 WASHINGTON ST	PSTD2024-00094 - APARTMENTS - Interior Demo of unit 1, unit 2, unit 3, unit 4, unit 5 and unit 6.	Building	Pending	C - Alteration/Repair		
BLD2027-00571	116 WASHINGTON ST	PSTD2024-00094 - APARTMENTS - Interior Demo of unit 1, unit 2, unit 3, unit 4, unit 5 and unit 6.	Building	Pending	C - Alteration/Repair		
BLD2027-01763	116 WASHINGTON ST	Selective demolition associated with the fire restoration of Units 1 and 2 within the existing six-unit residential building. The scope of this permit is limited to demolition work only.	Building	Pending	Demolition		
ELE2027-00955	116 WASHINGTON ST	*PSTD2024-00094*Temp for perm for BLD2027-00571	Electrical	Issued	C - Alteration/Repair	09/14/2026	
ELE2026-05359	209 WASHINGTON ST	**VOIDED, DUPLICATE OF ELE2025-03999** Electrical work, heavy up 400 amps, electrical wiring for RTU HVAC unit as per drawing.	Electrical	Pending	C - Alteration/Repair		
GAS2026-01704	212 WEST LOCUST ST	Relocate gas line approx 5ft in kitchen to new kitchen oven/ stove location Install new gas oven	Gas	Finaled	R - Alteration/Repair	06/08/2026	08/26/2026

END OF REPORT

PUBLIC WORKS - PROPERTY CODE ENFORCEMENT

PCE Cases Initiated by Town

All Open Cases and Cases Closed On or After 10/12/2026

**Counts business days only.*

Town of Occoquan

Site Address	Case Number / Case Status	Date Received	Date Closed	Business Days Open (Pending)	Assigned To	Case Description	Violation Description(s)	Date VIO Founded	Notice Issued	Summons Issued	Court Action
202 UNION ST	BDM2026-00323 Summons	02/28/2026		166	Keaveny, Christopher	Created via PWC311 SR 26-00002333 - Exterior Building Maintenance Issue//COMPLAINT OF DAMAGED SIDING AND WINDOW COVER. Can this be viewed from a public right of way?->Yes Please select type of structure that is in disrepair. Select all that apply.->Commercial Building Please provide a brief description of the maintenance issue.->Siding on the wall is crumbling down, and a window cover is torn. Additional Information->	Exterior Structure-Protective Treatment Exterior Walls	03/02/2026 03/02/2026	03/03/2026	06/01/2026	11/12/2026 (Return) x2 Summons
116 WASHINGTON ST 1	UNS2026-00112 Closed - Monitored	04/03/2026	06/30/2026	60	Lopez, Raleigh	REFERRAL FROM FMO/PREVIOUS UNSAFE DUE TO FIRE DAMAGE/NEW OWNER./PREVIOUS PSTD#2024-00094)/PREVIOUS UNS2024-00063.	General (Unsafe)	04/01/2026	04/03/2026		
	UNS2026-00113 Closed - Monitored	04/03/2026	06/30/2026	60	Lopez, Raleigh	REFERRAL FROM FMO//PREVIOUS PDR-PSTD FOR UNITS #2-#6. UNIT #2 PSTD2024-00093// UNITS #3-6 PSTD#2024-00092. UNSAFE DUE TO FIRE DAMAGE. NEW OWNER.	General (Unsafe)	04/26/2026	04/03/2026		

Total Number of Cases for Town of Occoquan: 3
Total Number of Addresses Affected: 2

PUBLIC WORKS - PROPERTY CODE ENFORCEMENT

PCE Cases Initiated by Town

All Open Cases and Cases Closed On or After 10/12/2026

**Counts business days only.*

Total Number of Violations Issued: 3
Total Number of Cases Closed : 2
Total Number Cases Closed with No Violation: 2
Total Number of Cases Still Open: 1
Total Number of Open Cases with Violations: 1

Average Number of Business Days Cases are Open This Town: 95.33
Average Number of Business Days Cases are Open (Grouped by Address and Date Received) This Town: 113.00

Total Number of Cases with Pending Activities for this Town: 0
Total Business Days of Pending Activities for this Town: 0

*Counts business days only.

Total Number of Cases for All Towns Selected: 3

Summary by Case Status:

Closed - Monitored	**2**
Summons	**1**
	3

END OF REPORT

Town Attorney Report

To: Mayor and Council, Town of Occoquan

Thru: Adam Linn, Town Manager

From: Martin Crim, Town Attorney

Re: Report for November 4, 2026, Council Meeting

Date: October 26, 2026

NOT CONFIDENTIAL

This is a non-confidential report on the matters that my office has been working on for the Town since my previous written report to Council on September 30, 2026:

1. Began review of staff's draft amendments to Chapter 157 (zoning).

2. Advised staff regarding trash collection contract billing issue.

3. Provided models for marijuana zoning provisions and marijuana police power ordinances.

4. By request, I am providing the following summary of the Faith in Housing Act, also known as "Yes In God's Back Yard" ("YIGBY") law, which takes effect January 1, 2027 and expires on January 1, 2031. This law does not require any action by Town Council – no ordinances are required, nor will these projects come to Council for a rezoning or special use permit. While the law is in effect, the Town will have to approve the development or construction of mixed-use or residential projects by certain entities, subject to the conditions set out in the YIGBY law.

    a. **Eligible Entities:** To take advantage of the law, the entity must be a tax-exempt religious organization or a 501(c)(3) tax-exempt nonprofit, and the entity must own the property for at least five years before starting the project.

    b. **By-Right Use:** The mixed use or residential project proceeds straight to site plan review, unless a certificate of appropriateness is required. Apart from the requirements listed below, the Town may not require any floor-area ratio, minimum unit size, or minimum lot size. However, the YIGBY law does not apply to property zoned industrial or adjacent to property zoned industrial, nor to property in certain Air Installation Compatible Use Zones close to military bases.

c. **Minimum Affordable Housing:** At least 60% of the housing units must be reserved for affordable housing at 80% or less of the area median income (AMI) for rentals but up to 120% of the AMI for for-sale units. These affordability restrictions must be preserved by recorded deed or other binding instrument for at least 30 years.

d. **Utilities:** The property must be served by, or in an area planned for, public water and sewer.

e. **Minimum Legal Requirements:** The project must comply with:

   i. All environmental, historic, siting, and archeological laws (local, state, or federal);

   ii. All Department of Environmental Quality laws and regulations related to wetlands, stormwater, and erosion and sediment control;

   iii. Department of Transportation laws on highway access and secondary streets; and

   iv. Department of Health laws on water and wastewater.

f. **Height:** If a YIGBY project meets the requirements listed above, it may build up to 45 feet in height, or the height of the tallest existing building within 500 feet, whichever is greater, with the following exceptions:

   i. If the tallest existing building was granted a special use permit for height, the YIGBY project does not get to match its height; and

   ii. In a historic district, the height is governed by the historic district regulations.

g. **Density** may not exceed 20 dwelling units per acre or the most intensive existing residential unit density within 500 feet of the YIGBY project, whichever is greater (but a locality may provide higher minimum residential densities for property covered by a revitalization area, transit area, small area plan, or sector plan).

h. **Minimum Setbacks** must be 10 feet or the smallest setback allowed for any existing property within 500 feet, whichever is less.

i. **Building Types:** The YIGBY project must include a variety of building types, including detached, attached, and multifamily housing units.

j. **Residential Floor Area** must be at least 70% of gross floor area, and the remaining uses may include public accessible ground-floor nonresidential facilities.

k. **Permitted Non-residential Uses** may include religious worship space, child day centers, health clinics, coffee shops, or other uses that are ancillary to the entity's operation or mission. The project may also include any by-right commercial uses in the zoning district where the project is located.

l. **Parking Requirements:** The Town may require one space per residential unit, or the fewest parking spaces required under the by-right residential parking standard under the zoning ordinance, whichever is less. For non-residential uses, the Town may require no more than one space per 300 square feet, or the fewest parking spaces required for that use type under the zoning ordinance, whichever is less.

m. **Architectural Review Board**: The Town may apply its historic overlay district requirements, including the requirement for a certificate of appropriateness.

TOWN OF OCCOQUAN
TOWN COUNCIL MEETING
Agenda Communication

9. Regular Business	**Meeting Date:** November 4, 2026
9a. Request to Adopt Ordinance O-2026-06 Regarding Cannabis Regulations	

Attachments: a. Draft Ordinance O-2026-06

Submitted by: Adam C. Linn
Town Manager

Explanation and Summary:
This is a request to adopt Ordinance O-2026-06 to add Town Code Chapter 113 (Sections 113.01-113.10) to establish regulations governing certain cannabis and marijuana-related activities within the Town of Occoquan, including prohibited acts in designated public areas, hours of retail sales, and compliance with applicable zoning and taxation requirements.

Background:
Recent changes to the Code of Virginia established a framework for the commercial sale and regulation of cannabis and cannabis products, with retail sales anticipated to begin in July 2027. Virginia Code §§ 4.1-629 and 4.1-630 authorize localities to adopt certain regulations governing cannabis-related activities, including prohibited acts in designated public areas and restrictions on retail sales hours.

The proposed ordinance establishes Chapter 113, Cannabis and Marijuana Regulations, within the Town Code. The new chapter incorporates state definitions by reference, prohibits certain cannabis-related activities in public parks, playgrounds, streets, and sidewalks, establishes permissible hours for retail sales, and confirms that cannabis-related businesses remain subject to the Town's existing zoning regulations.

The ordinance also references the Town's previously adopted § 35.09, which imposes a 3.5% local tax on taxable retail cannabis sales, without establishing any additional taxes.

Adoption of the proposed ordinance will establish a clear and consistent framework for regulating cannabis-related activities within the Town, consistent with the authority granted under Virginia law.

Staff Recommendation: Adopt the ordinance as presented.

Town Attorney Recommendation: Adopt the ordinance as presented.

Proposed/Suggested Motion:
"I move to adopt Ordinance O-2026-06 establishing regulations governing certain cannabis and marijuana related activities in Town."

OR

Other action Council deems appropriate.

ORDINANCE # O-2026-06

AN ORDINANCE TO ADOPT TOWN CODE CHAPTER 113 ADDING SECTIONS 113.01 THROUGH 113.10 ESTABLISHING REGULATIONS GOVERNING CERTAIN CANNABIS AND MARIJUANA-RELATED ACTIVITIES WITHIN THE TOWN OF OCCOQUAN

BE IT ORDAINED by the Council for the Town of Occoquan, Virginia meeting in regular session this 4th day of November, 2026:

1. That the Town Council hereby adds Chapter 113 of the Town Code as follows:

CHAPTER 113: CANNABIS AND MARIJUANA REGULATIONS

§ 113.01 PURPOSE AND AUTHORITY.

The purpose of this chapter is to establish regulations governing certain cannabis and marijuana-related activities within the Town of Occoquan, including prohibited acts in designated public areas, hours of retail sales, and compliance with applicable zoning and taxation requirements. This chapter is enacted pursuant to the authority granted by the Code of Virginia, including §§ 4.1-629 and 4.1-630, as amended.

§ 113.02 DEFINITIONS.

For purposes of this chapter, all terms relating to cannabis, marijuana, marijuana products, retail marijuana stores, and other cannabis-related activities shall have the meanings assigned to them under the Cannabis Control Act, Title 4.1, Subtitle II, of the Code of Virginia, including § 4.1-600, as amended, and any applicable regulations promulgated thereunder.

§ 113.03 PROHIBITED ACTS IN CERTAIN PUBLIC AREAS.

(A) Pursuant to Virginia Code § 4.1-629, no person shall consume marijuana or marijuana products, or offer marijuana or marijuana products to another person, whether accepted or not, in any of the following locations within the Town:

1. Public parks;
2. Public playgrounds;
3. Public streets; or
4. Sidewalks adjoining public streets.

(B) The acts described in Virginia Code § 4.1-1109 shall also be prohibited in the locations identified in subsection (A), to the extent applicable under state law.

(C) This section shall be interpreted and enforced consistently with Virginia Code §§ 4.1-629, 4.1-1108, and 4.1-1109, as amended.

§ 113.04 HOURS OF RETAIL SALE.

(A) Pursuant to Virginia Code § 4.1-630, the sale of marijuana and marijuana products by any retail marijuana store located within the Town shall be permitted only between the hours of 10:00 a.m. and 7:00 p.m. daily.

(B) No retail marijuana store shall sell marijuana or marijuana products between 7:00 p.m. and 10:00 a.m. of the following day.

(C) Nothing in this section shall authorize any sale otherwise prohibited by state law or regulations of the Virginia Cannabis Control Authority.

§ 113.05 ZONING AND LAND USE REQUIREMENTS.

(A) All cannabis and marijuana-related commercial establishments and activities shall remain subject to the Town's zoning regulations as established in Chapter 157 of the Town Code, as amended.

(B) Any cannabis or marijuana-related commercial establishment shall obtain all applicable zoning approvals, permits, and other authorizations required by the Town and the Commonwealth before commencing operations.

(C) Nothing in this chapter shall be construed to authorize a commercial use, occupancy, or activity that is otherwise prohibited by the Town's Zoning Ordinance or applicable state law.

§ 113.06 CANNABIS AND MARIJUANA TAXATION.

The retail sale of marijuana and marijuana products within the Town shall be subject to the local cannabis and marijuana sales tax imposed pursuant to Town Code § 35.09, entitled "Cannabis/Marijuana Tax," as amended.

§ 113.07 RELATION TO LICENSING PROVISION.

This chapter supplements the Town of Occoquan’s Business, Professional and Occupational Licenses Chapter 111. All marijuana establishments are subject to this chapter’s requirements in addition to the business regulations under Chapter 111.

§ 113.08 ENFORCEMENT AND PENALTIES.

(A) Any person violating § 113.03 shall be subject to a civil penalty not exceeding $250 for each violation, to the extent authorized by Virginia Code § 4.1-629.

(B) Any violation of § 113.04 shall constitute a Class 1 misdemeanor, enforceable in accordance with Virginia Code § 4.1-630, with the right of appeal provided under Virginia Code § 16.1-106.

(C) Violations of zoning regulations or taxation requirements referenced in this chapter shall be enforced pursuant to the applicable provisions of the Town Code and state law.

(D) The provisions of this chapter shall be enforced by authorized law-enforcement officers and other officials acting within their lawful authority.

§ 113.09 CONFLICT WITH STATE LAW.
Nothing in this chapter shall be construed to prohibit or regulate any activity beyond the authority granted to the Town by the Code of Virginia. In the event of a conflict between this chapter and applicable state law, state law shall control.

§ 113.10 SEVERABILITY.
If any section, subsection, sentence, clause, or provision of this chapter is declared invalid or unenforceable by a court of competent jurisdiction, such determination shall not affect the validity or enforceability of the remaining provisions.

and

2. That this ordinance is effective upon passage.

BY ORDER OF THE TOWN COUNCIL

Meeting Date: November 4, 2026
Town Council Meeting
Ord No. O-2026-06

MOTION:
SECOND:
ACTION:

Votes:
Ayes:
Nays:
Absent from Vote:
Absent from Meeting:

CERTIFIED COPY_____
Town Clerk

DRAFT

TOWN OF OCCOQUAN
TOWN COUNCIL MEETING
Agenda Communication

10. Discussion Items	**Meeting Date:** November 4, 2026
10a. Fall Arts & Crafts Show Report Discussion	

Attachments: a. 2026 Fall Arts & Craft Show Report

Submitted by: Tammy Hassett
Event Director

Explanation and Summary:
The Town of Occoquan held its annual Fall Arts & Crafts Show on September 26th and 27th 2026. The event continues to be one of the Town's signature events, attracting thousands of visitors and providing an opportunity to showcase the Town's historic character, local businesses, artisans, and community.

Overall, the event was successful. Town staff will present a report summarizing the 2026 Fall Arts & Crafts Show, including event operations, attendance, vendor participation, financial performance, public safety, and logistical considerations.

Staff Request: Staff is seeking feedback on the Fall Arts & Craft Show.

TOWN OF OCCOQUAN

Circa 1734 ● Chartered 1804 ● Incorporated 1874
314 Mill Street ● PO Box 195 ● Occoquan, Virginia 22125
(703) 491-1918 ● Fax (571) 398-5016 ● info@occoquanva.gov
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TOWN COUNCIL
Earnest W. Porta, Jr., Mayor
Jenn Loges, Vice Mayor
Cindy Fithian
Eliot Perkins
Theo Daubresse
Robert E. Love

TOWN MANAGER
Adam Linn

2026 FALL ARTS & CRAFT SHOW REPORT

Summary

Below is a narrative recap of the 2026 Fall Arts & Crafts Show.

The Fall Arts & Craft Show returned to the streets of the historic district on September 26–27, 2026, bringing a vibrant mix of creativity, entertainment, and seasonal fun. This beloved festival has grown beyond its arts and crafts roots to offer something for everyone, from hands-on creative activities to live performances and more. This year's highlights included the Art Park in Mamie Davis Park and Imagination Alley, where visitors enjoyed a lively lineup of local performers and talented artist demonstrations throughout both days of the festival.



Volunteers

Volunteer support remains essential to the success of our events and continues to be one of the most highly praised aspects of the festival by participating vendors. For the Fall Arts & Craft Show, we were grateful to have 59 volunteers contribute their time and energy, including a significant number of first-time volunteers and a group of cadets from the Civil Air Patrol's Mount Vernon Composite Squadron. While we deeply appreciate everyone who volunteered, this was a decrease from the 81 volunteers who supported our Spring Show last year. Several of our long-time volunteers were unable to participate due to travel and illness, resulting in gaps in the volunteer schedule. Staff worked adjusting assignments throughout the weekend, and we are especially thankful to those who stepped up to cover additional shifts and help keep the event running smoothly.

Looking ahead, we are exploring ways to strengthen volunteer recruitment, better identify and prioritize volunteer needs. These efforts will help us build a stronger volunteer team and ensure we have the support needed to deliver a successful experience for vendors, visitors, and the community.

Weather

The Fall Arts & Craft Show experienced challenging weather. Saturday's gusty winds created challenges for vendors setting up and maintaining their displays, while Sunday's persistent drizzle and occasional showers mildly affected visitor traffic. Despite the unsettled weather, vendors, volunteers, and attendees persevered, helping make the festival a success.



Shuttle and Attendance

Shuttle fares remained unchanged at $10 per person for the entire two-day festival, with children aged 12 and under riding free of charge. To make the process more convenient, visitors could pay their shuttle fees in advance by scanning a QR code linked directly to the Town's Square account. QR codes were available at off-site shuttle pickup locations, inside shuttle buses, and at shuttle stops in town. Cash payment was also accepted.

Determining total festival attendance remains challenging, as many visitors walk to the event from satellite parking lots rather than using the shuttle service. However, shuttle revenue totaled $35,315, exceeding the shuttle expense of $32,500. This result reflects strong use of the shuttle service throughout the festival weekend.



Imagination Alley

Creating engaging, family-friendly experiences that spark children's interest in the arts remains an important part of the Fall Arts & Craft Show. This year, Imagination Alley offered a lively mix of entertainment and interactive activities, including performances by local talent, *Starwish Music*, children's book readings presented by Cozy Calico Books, and opportunities to experience the wonder of magic. Sunday featured a magician/juggler. *The Amazing Feats of Comedy* was generously sponsored by *Westminster at Lake Ridge.* Families also enjoyed the unique opportunity to feed the alpacas from *Athletic Alpacas* and capture memorable selfies with these friendly animals.

The Fall Show continued with a successful change to the festival layout. Imagination Alley was once again located on Upper Commerce Street near Washington Street, while commercial vendors were positioned on the opposite side of the intersection. This arrangement created a more accessible and welcoming space for families to explore the activities and entertainment. Feedback from commercial vendors was positive, preferring this footprint while also making it easier for visitors to find and enjoy everything Imagination Alley had to offer.

Beer Garden

The Fall Arts & Craft Show introduced a new location for its official Beer Garden, relocating to Mill Street Draft Garden for the first time through a partnership with owner Jeremy Barber. This arrangement provided a welcoming gathering place for festivalgoers while highlighting a local business and reducing the operational demands on Town staff. By partnering with an established venue, the Town was able to offer an enhanced festival experience with less staff coordination and setup required. The Beer Garden featured two live bands, with one performing each day of the weekend, giving visitors an opportunity to relax, enjoy a beverage, and take in the festival atmosphere.

The Town also continued its use of the ABC Designated Outdoor Recreation Area license, allowing festivalgoers to carry alcoholic beverages purchased from participating vendors throughout designated festival areas. No alcohol-related incidents or issues were reported during the event.

The Art Park

For the first time, The Art Park was introduced at Mamie Davis Park, featuring twelve artists who offered two full days of art demonstrations and hands-on workshops. Although attendance at individual sessions was modest, participants were engaged and appeared to enjoy the opportunity to explore a variety of artistic techniques. A glass-blower demonstration just outside Mamie Davis Park proved to be a particularly popular attraction, drawing large crowds throughout the weekend and serving as a wonderful addition to the show.



Following the event, participating artists were invited to share their feedback. All expressed appreciation for the opportunity to showcase their craft and connect with attendees, and a few offered suggestions for enhancing the space and experience in the future.

We anticipate that the costs associated with table and tent rentals for The Art Park will be reimbursed through the Virginia Tourism Corporation (VTC) Grant. This initiative was designed to expand the visitor experience beyond shopping by providing interactive, hands-on opportunities for guests to engage with artists and experience their creative processes firsthand.



The Road to Revolution Ribbon Cutting



During the festival, Mayor Porta hosted a ribbon-cutting ceremony recognizing the historic *Road to Revolution* sign in Occoquan. Special recognition goes to Prince William County Historic Preservation for providing this important historical marker. During the ceremony, Mayor Porta highlighted a few fun facts linking Occoquan to this time in Virginia's history.

Vendor Participation and Feedback



The 2026 Fall Arts & Craft Show included 304 participating vendors, businesses, nonprofit organizations, and sponsors across a variety of categories:

174 Makers & Creators
21 Food Trucks/Tents
22 Commercial Vendors
27 Imagination Alley Participants
31 Town Businesses
16 Nonprofit Organizations
13 Sponsors

Following the event, vendors were invited to complete a post-show survey. A total of 71 responses were received, providing valuable insight into vendor sales, event logistics, and the overall experience.

Vendor Survey Results

- **25%** reported weekend sales that exceeded expectations.
- **30%** described sales as average.

- **45%** reported sales below or significantly below expectations. All respondents in this group cited weather as a contributing factor, with some also identifying economic conditions. Five respondents additionally noted booth location as a concern.
- **92%** indicated they would participate in this event again.

Although weather conditions presented challenges for sales, the survey results also highlighted several positive aspects of the vendor experience. Most responses expressed satisfaction with the information provided in advance of the show, noting that clear communication helped facilitate a smoother load-in and setup process. Vendors also praised the helpfulness and friendliness of the police officers, volunteers, and Town staff, recognizing their contributions to a well-organized event.

Vendor feedback provides valuable guidance as the Town continues to evaluate the festival and identify opportunities to improve vendor support, event logistics, and the overall experience in future years.

Sponsors

The Fall Arts & Craft Show benefited from generous support from the local business community, with 13 sponsors contributing a combined $13,000. These partnerships helped enhance the festival experience for visitors, vendors, and volunteers. *Westminster at Lake Ridge* provided tote bags at the shuttle stop and sponsored The Amazing Feat of Comedy in Imagination Alley, while *Urban Posh Boutique* supported the popular Corner Lounge with seating and water for attendees. *Mill Street Draft Garden* partnered with the Town as the official Beer Garden location, adding live music and a welcoming gathering space to the weekend's festivities.

In addition to financial sponsorships, several businesses contributed valuable in-kind goods and services. *Workhouse Arts Center* provided a critical shuttle stop location, *Great Harvest Bread Company* supplied pastries and coffee for vendors and volunteers, and *Hitchcock Paper* provided materials for the bracelet-making station in Imagination Alley. The continued commitment of our sponsors demonstrates the value of the Fall Arts & Craft Show as an opportunity for local businesses to connect with the community, increase their visibility, and play an important role in the success of this longstanding event.

Event Map Program

For the Fall Arts & Craft Show, the Town continued using the folded festival program introduced at the previous show. The program served as both a visitor guide and a promotional resource, featuring a detailed festival map, event highlights, schedules, and sponsor recognition. Paid advertising spaces were offered to local businesses, providing an additional opportunity to promote their businesses to festival attendees. This approach was well received, and advertising revenue covered the cost of producing the program. Continuing this format allows the Town to provide useful information to visitors, support local business visibility, and manage festival expenses effectively.

Promotion

The 2026 Fall Arts & Craft Show marketing efforts focused on promoting the event, reaching new audiences, and encouraging community engagement through a variety of channels. Promotional efforts included traditional print advertising, targeted email outreach, engaging social media content,

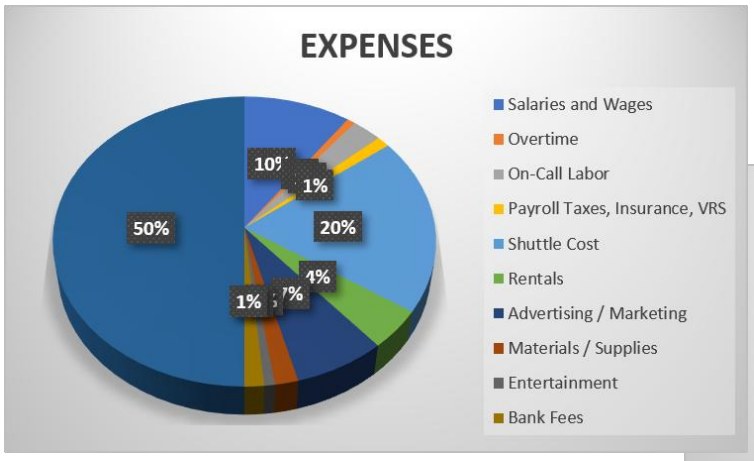
and a partnership with a local social media influencer to introduce the festival to new audiences. Collaborations with *Virginia Living Magazine* and other regional media outlets further supported visibility throughout Virginia while reinforcing awareness across the county and the greater Washington, D.C., area.

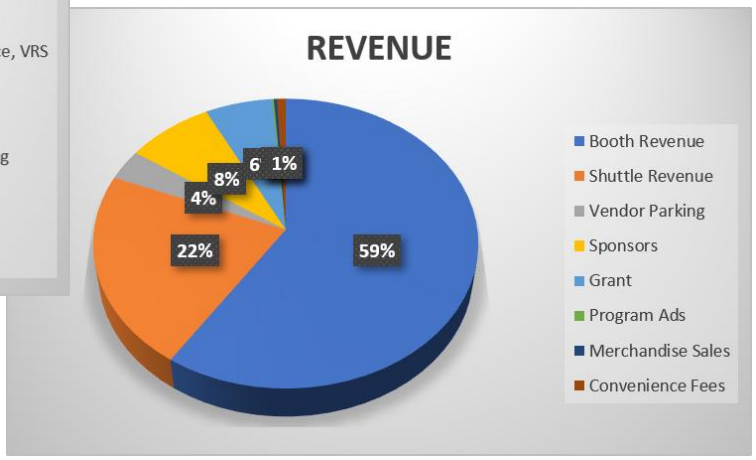
Social media remained an important component of the promotional strategy, providing opportunities to showcase festival highlights, feature participating vendors, and build excitement leading up to the event. Instagram content, including Reels, along with paid Meta advertising and the local influencer partnership, helped diversify promotional outreach and connect with potential attendees.

Visit Occoquan presented its marketing performance report at the previous Town Council meeting, sharing campaign results and engagement metrics related to the event's promotional efforts. These initiatives continue to support the Fall Arts & Craft Show's visibility and strengthen its connection with residents and visitors throughout the region.

Fall Arts & Crafts Shows by the Numbers

Below is a financial recap of the 2026 Fall Arts & Crafts Show. The numbers provided below are unaudited, preliminary figures.





Expense Category	2026/FY27	2025/FY26
Salaries and Wages	16,357.05	14,886.15
Overtime	1,260.00	1,940.20
On-Call Labor	4,552.84	3,330.44
Payroll Taxes, Insurance, VRS	2,004.53	2,001.32
Shuttle Cost	32,500.00	32,500.00
Rentals	7,244.90	6,011.74
Advertising / Marketing	11,716.99	12,945.39
Materials / Supplies	2,980.59	3,657.51
Entertainment	1,345.00	4,040.00
Bank Fees	2,476.68	1,006.45
Total Expenses	**$ 82,438.58**	**$ 82,319.20**
Revenue Category	**FY26**	**FY25**
Booth Revenue	96,125.00	97,150.00
Shuttle Revenue	35,315.00	37,106.00
Vendor Parking	5,550.00	4,425.00
Sponsors	13,000.00	9,030.00
Grant Funds	10,000.00	9,000.00
Activity Revenue	300.00	-
Merchandise Sales	477.00	79.00
Convenience Fees	1,287.79	1,107.75
Total Revenue	**$ 162,054.79**	**$ 157,897.75**
Profit	**$ 79,616.21**	**$ 75,578.55**

Notes:
Salaries and Wages - Events Director & Police
Overtime - Police
On-Call Labor - Events Coordinator & Boy Scouts
Advertising/Marketing - Includes Visit Contract
Grant Funds - 2025 & 2026 Have Not Received Yet

'26/FY27 Budget vs. Actual

Year		Budget	Actual	% to Budget
Fall 2026	Revenue	160,705	162,055	100.84
	Expense	92,131	82,439	89.48
	Net	68,574	79,616	116.10

TOWN OF OCCOQUAN
TOWN COUNCIL MEETING
Agenda Communication

10. Discussion Items	**Meeting Date:** November 4, 2026
10b. Riverwalk – Geotechnical Survey Discussion	

Attachments: a. Legacy Engineering Preliminary Geotechnical Report

Submitted by: Bruce A. Reece, P.E., L.S.
Town Engineer

Explanation and Summary:
As part of the ongoing Riverwalk Expansion Project, the Town commissioned Legacy Engineering to provide a geotechnical survey to evaluate subsurface conditions in the area of the proposed construction. The purpose of the study was to conduct a subsurface exploration to identify soil, groundwater, and rock conditions and provide recommendations to guide the project's design and construction.

Based on the findings and recommendations included in the preliminary Geotechnical Survey Report, the Town Council has several options to consider regarding the design and construction of the proposed Riverwalk improvements.

To assist Council in evaluating these options, the Town Engineer has developed preliminary assumptions based on concepts and alternatives previously discussed by Council. These assumptions were the basis for preparing general construction cost estimates for the project.

This discussion will provide Council with an opportunity to review the geotechnical findings, consider the available construction options, and either confirm or provide addition direction on the Town Engineer's assumptions. Council's feedback will help refine the proposed project scope and allow the Town Engineer to develop more comprehensive preliminary construction cost estimates.

Staff Request: Staff is requesting direction regarding the proposed Riverwalk construction options and assumptions for further cost analysis.

PRELIMINARY REPORT OF SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING ANALYSIS

MILL HOUSE MUSEUM DECK
AND RIVERWALK
PRINCE WILLIAM COUNTY, VIRGINIA

FOR:

TOWN OF OCCOQUAN
P.O. BOX 195
314 MILL STREET
OCCOQUAN, VA 22125

LEGACY PROJECT NO. 12675

OCTOBER 8, 2026

WWW.LEGACY-ENG.COM

LEGACY ENGINEERING

October 8, 2026

Mr. Adam Linn
Town of Occoquan
P.O. Bow 195
314 Mill St.
Occoquan, VA 22125

Re: Preliminary Report of Subsurface Exploration and Geotechnical Engineering Analysis
Mill House Museum and Riverwalk
Prince William County, Virginia
Project No. 12675

Mr. Linn:

Legacy Engineering is pleased to present this report of subsurface exploration and geotechnical engineering analysis for the proposed improvements to the Mill House Museum and public space in Prince William County, Virginia. The following report describes the project characteristics and includes the results of the subsurface exploration, data obtained from the exploration, and our geotechnical evaluations and recommendations. This project was performed in general accordance with Legacy Engineering Proposal No. 12675, dated June 23, 2026.

The following report describes the project characteristics, a summary of mapped soil and geologic information, subsurface exploration, data obtained from the exploration and laboratory services, and our geotechnical evaluations and recommendations.

We have enjoyed being of service to the Town of Occoquan during the design phase of this project. If you have any questions regarding the information and recommendations contained in this report, or if we can be of further assistance, please contact us.

Respectfully,
Legacy Engineering, PC

COMMONWEALTH OF VIRGINIA
10/20/2026
MICHAEL NEAL DELANEY
Lic. No. 0402069890
PROFESSIONAL ENGINEER

Richard Paige
Geotechnical Engineering Manager

Michael N. Delaney, P.E., G.I.T.
Principal Engineer

Q:\00-Geotechnical Engineering Department\Projects 12000 - 12999\12675 - Occuquan - Mill House Museum & Riverwalk - Geo - PWC

PRELIMINARY GEOTECHNICAL ENGINEERING REPORT
PRINCE WILLIAM COUNTY, VIRGINIA

PROJECT NO. 12675

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APPENDIX

I Soil Classification Chart, Reference Notes For Boring Logs, Boring Logs

II Boring Location Diagram

1.0 INTRODUCTION

Legacy Engineering, PC (Legacy) is pleased to present this preliminary report of subsurface exploration and geotechnical engineering analysis for the proposed improvements to the Mill House Museum and public space in the Town of Occoquan, Prince William County, Virginia. This preliminary report presents the findings of our subsurface exploration, evaluations, and recommendations regarding geotechnical-related design and construction considerations for this structure.

1.1 Purpose

The purpose of this study was to perform a subsurface exploration to obtain subsurface soil, groundwater, and rock conditions in the area of the proposed construction, as described in information provided by the client and the Mill House Museum Deck Plan prepared by Prince William Home Improvement, dated April 29, 2026 (for conceptual use only). This information was utilized to provide geotechnical recommendations for site work and construction. More specifically, a subsurface exploration consisting of six (6) soil borings was conducted to gather information that would enable us to make recommendations for site development including foundation designs. The findings from our exploration and recommendations are presented in this preliminary report.

1.2 Drilling Procedures

Legacy Engineering's fieldwork included drilling a total of six (6) Standard Penetration Test (SPT) soil borings to evaluate the general subsurface conditions within the proposed areas of improvement. It should be noted that Boring B-1 was offset from the proposed Mill House Museum Deck footprint due to inaccessibility and Boring B-3 was abandoned during fieldwork due to a lack of escort and traffic controls. The subsurface field explorations were conducted using hollow-stem auger drilling methods.

Boring locations were located in the field using GPS equipment, based on our interpretation of the project area and reference to Google Earth aerial imagery. Where necessary, some boring locations were slightly adjusted in the field to avoid existing utilities, obstructions, or inaccessible areas. The approximate boring locations are illustrated on the Boring Location Diagram included as an appendix to this report.

Soil borings were performed by Romine Drilling using an all-terrain vehicle (ATV) mounted CME 55 drill. Borings were drilled using continuous-flight augers to advance the boreholes. The drill crew maintained a field log of the soils encountered in the borings. After recovery, each sample was removed from the sampler and visually classified. Representative portions of each sample were then sealed in glass jars and brought to our soils laboratory in Fredericksburg, Virginia for further visual observation and laboratory testing.

Soil samples were obtained by means of the split-barrel sampling procedure in accordance with ASTM Specification D1586. In this procedure, a 2-inch outside diameter split-barrel sampler is driven into the soil by a 140-pound hammer falling 30 inches. After an initial 6-inch seating interval, the number of blows required to drive the sampler through the next 12-inch interval is termed the N-value and is indicated for each sample on the boring logs. This value can be used as a qualitative indication of the in-place relative density of cohesionless soils. The N-value can be also used as an indication of the in-place consistency of cohesive soils. These indications are qualitative, since many factors such as drill crews, drill rigs, drilling procedures, and hammer-rod-sampler assemblies can affect the N-value and correlation between blow counts and strength and compressibility of soils.

Soil boring logs were prepared based on the field classification by the drillers and the visual classification within the laboratory of Legacy Engineering. Soil boring logs from this exploration are included in the appendix of this report. The elevations documented on the Boring Logs were interpolated from information obtained from the Prince William County GIS and are to be considered approximate.

1.3 Soils Laboratory Program

The laboratory testing program consisted of visual classifications of the soil samples. Due to the nature of the conditions encountered and the samples obtained, further laboratory testing was not performed as any additional data that could be collected would not assist in the analysis of the subsurface exploration. The soil samples collected for subsurface exploration will be retained at our laboratory for a period of 60 days. After storing the soil for this period of time, the samples will be discarded unless other instructions are received as to their disposition.

Visual Classification

Legacy Engineering's personnel classified each soil sample on the basis of texture and plasticity in accordance with the Unified Soil Classification System (ASTM D2488). The group symbols for each soil type are indicated in parentheses following the soil descriptions on the boring logs. A brief explanation of the Unified Soil Classification System is included in the appendix of this report. The geotechnical engineer grouped the various soil types into the major zones noted on the boring logs. The stratification lines designating the interfaces between earth materials on the boring logs are approximate; in-situ, the transitions may be gradual and/or at slightly different levels.

2.0 PROPOSED CONSTRUCTION

Based on conceptual plans and information provided, the proposed Mill House Museum Deck development will consist of construction of an approximately 1,500 sf deck on the north face of the existing Mill House Museum building located at 413 Mill Street. Grades across the subject area slope steeply downward to the north from the existing structure to the Occoquan River.

The proposed Riverwalk improvement project is anticipated to include construction of up to 850 ft of cantilevered boardwalk approximately 10 ft – 14 ft wide along the south edge of the Occoquan River.

Final structural designs were not available at the time of this study for either of the proposed improvements. Based on the anticipated site conditions at the areas of the proposed improvements, structural designs by a licensed professional engineer will be required for the proposed deck and boardwalk. Based on the information provided, both structures are anticipated to be supported by driven pile foundations and/or piles supported on concrete footings or in rock. Pile foundations for the proposed improvements are not anticipated to be placed offshore.

Recommendations for retaining walls and steep slopes are not included in the scope of this study.

3.0 SITE AND SUBSURFACE CONDITIONS

3.1 Site Location and Existing Conditions

The Mill House Museum Deck portion of the project is identified as 413 Mill Street located within parcel GPIN: 8393-65-2114 in Prince William County, Virginia. The subject property is identified as consisting of approximately 0.9 acres. The subject area of the parcel is situated along the north side of Mill Street and is currently developed with a one-story structure, paved parking, and brick paver sidewalk. The surrounding properties are generally developed for business/commercial use. The subject area slopes downward from the existing structure toward the north, with existing grades ranging from EL 25 ft to EL 0 ft.

The Riverwalk portion of the project is proposed along the existing shoreline extending from 315 Mill Street to the existing Occoquan Kayak Launch below the Gordon Boulevard Bridge spanning the Occoquan River. The improvements are also anticipated to incorporate the existing Occoquan Public Dock. The remaining shoreline is currently developed with a mixture of concrete and steel sheet-pile bulkhead walls, and armored or natural slopes.

The following Site Location Image depicts the approximate location of the project site:



Site Location Image
[Courtesy of Google Earth]

3.2 Soil and Geologic Mapping

Soil Mapping

According to the information obtained from the Prince William County Mapper and the "Soil Survey of Prince William County, Virginia", two soil types are mapped at this site and are described below. The soil survey represents each soil type by a numeral, which is followed by a suffix representing the class of slope. Each soil type is also placed into three categories based on their properties. Category I soils are considered good with a low probability for being problematic, Category II soils are considered to have potential problems, and Category III soils are problem soils. Category I and II soils noted with an "*" are located in the western and eastern coastal plains and are considered Category II and III soils, respectively. Both Category II and Category III soils may require special engineering solutions for supporting foundations. These can present engineering difficulties that are minor such as high groundwater, non-durable rock, shallow rock, natural asbestos formations, or more significant engineering difficulties such as high shrink-swell soils, marine clay soils, compressible soils, existing fills, flood plain and perennial high groundwater tables.

Based on the information obtained from the PWC County Mapper, the soils mapped at this site are 16A Delanco (III) and 54B Urban Land/Udorthents (II*). Slopes are identified with letter designations of "A" 0 to 2 percent slopes and "B" 2 to 7 percent slopes. Category II and Category III soils are considered to have potential problems, with minor to significant engineering difficulties that may require special engineering solutions.

The soils where site development is proposed are primarily mapped as Category II soils and are considered to have potential problems. That being said, most of the onsite soils observed in the soil borings appear to be consistent with typical Category III soils due to shallow rock.

3.3 Mapped Geology

According to the Google Earth Geologic Units of Virginia Overlay Map and the Virginia Division of Mineral Resources 1993, Geologic Map of Virginia, the project site is located within the Eastern Piedmont Physiographic Province west of the geologic Fall Line. The Fall Line marks the transition from soils derived from weathering of bedrock in the Piedmont Physiographic region and the beginning of tidal estuaries in the Atlantic Coastal Plain Region. The eastern Piedmont physiographic province of Virginia is a gently rolling upland that slopes downward toward the Fall Line.

The project site is geologically mapped within the Occoquan Granite and Chopawamsic Formation. The Occoquan Granite is an intrusive magmatic intrusion (igneous rock) that is characterized by light-gray, medium- to coarse-grained, muscovite-biotite monzogranite and lesser granodiorite and tonalite. The Chopawamsic Formation – Undivided is characterized by laterally discontinuous lenses and tongues of metamorphosed felsic, intermediate, and mafic volcanic flows and volcanoclastic rocks, with interlayered quartzite, quartzose graywacke, schist, and phyllite. Volcanic flows are locally highly vesicular; fragmental breccia and tuff are common. Felsic flows are typically light-gray aphanitic rocks with phenocrysts of quartz and feldspar; intermediate flows are dark-green amphibole-bearing rocks with fine-grained quartz-feldspar matrix; greenstone metabasalts contain blue green amphibole, chlorite, albitic plagioclase, and quartz. This formation is thought to represent a volcanic island arc that was compressed, metamorphosized, and welded onto the larger craton by continental collisions.

3.4 Subsurface Conditions

The borings performed for this study were performed in developed areas and varying surface materials were encountered. Borings drilled in the proposed improvement areas identified up to 3 inches of asphalt at B-1, 3 inches of concrete over 3 inches of gravel at B-2, 3 inches of gravel at B-4 and B-5, and 3.5 to 5 inches of asphalt over 3 inches of gravel at B-6 and B-7 . Most of the soils/materials encountered appeared to consist of Existing Fill. Existing Fill was characterized by glass fragments, brick fragments, asphalt fragments, concrete rubble, wood fragments, and angular gravel. The soils encountered in the borings consisted of materials predominantly classified as Silty SAND (SM) or SILT (ML), with lesser amounts Clayey SAND (SC). The Standard Penetration Test (SPT) N-values recorded for the coarse-grained soil ranged between 2 blows per foot (bpf) and 29 bpf corresponding to relative densities of very loose to medium dense. SPT N-values recorded for the fine-grained soil ranged between 3 bpf and 16 bpf corresponding to consistencies of soft to very stiff. Auger refusal was encountered within the Borings B-1, B-2, and B-5 through B-7.

SPT N-values were recorded as 50 blows for 5 inches or less and are typically attributed to weathered residual materials. Boring B-1 refused at a depth of 17.2 ft below existing grades on rock. Rock outcroppings are visible in the area of the proposed construction and should be anticipated for design and constructions purposes of the proposed Mil House Museum Deck. The high blow counts recorded within Borings B-2, B-5, B-6, and B-7 are most likely due to the existing rubble and gravel observed and reported to comprise the Existing Fill. According to the driller's notes, Boring B-5 refused on a metal obstruction.

Soils meeting all four of the following provisions shall be considered expansive, except that tests to show compliance with Items 1, 2, and 3 shall not be required if the test prescribed in Item 4 is conducted:

1. Plasticity Index (PI) is 15 or greater, determined in accordance with ASTM D4318.
2. More than 10 percent of the soil particles pass a No. 200 sieve (75 μm), determined in accordance with ASTM D422.
3. More than 10 percent of soil particles are less than 5 micrometers in size, determined in accordance with ASTM D422.
4. Expansion Index greater than 20, determined in accordance with ASTM D4829.

If the PI of the soil is 20 or less (e.g., PI ≤ 20) and the LL is 45 or less (e.g., LL ≤ 45), the Plasticity Index Corrected (PI_{cor}) or the Expansion Index Corrected (EI_{cor}) may be substituted in the above definition of expansive soils. PI_{cor} and EI_{cor} are defined as:

$$PI_{cor} = \frac{PI \text{ x } (\% \text{ Passing No. 40 Sieve})}{100} \quad \text{and} \quad EI_{cor} = \frac{EI \text{ x } (\% \text{ Passing No. 4 Sieve})}{100}$$

Soils classified as Elastic SILT (MH) or Fat CLAY (CH) were not observed in the borings performed as a part of this study. These soils are common in this project area and should be considered "poor quality soils" for design and construction purposes. If encountered during construction, they will have limitations as to where they may be reused.

Groundwater was encountered in Boring B-4 at 8 feet below existing grades. It is likely that groundwater will present difficulties in areas closest to the Occoquan River and nearest to EL 0 ft. Perched water can also develop above layers of fine-grained cohesive soils, over layers of very dense/hard soil, at the interface of fill and natural soils, and in the subbase stone and backfill around drainage structures, especially during wet periods of the year. In addition, water will tend to flow toward the bases of the swales and will likely hold a flow of water during wet periods, if not most of the year in some cases. Contractors will need to consider this when developing their water control plans and installing check dams and water diversion channels to help limit erosion.

The position of the groundwater table or perched water condition is expected to fluctuate in response to variations in precipitation, surface runoff, evaporation, and other similar factors. Sometimes, gray colorations in the soil samples suggest an indication of slow internal drainage

or perched water conditions that may occur during wet times of the year. The geotechnical engineer shall be contacted during construction if groundwater is encountered to provide appropriate recommendations.

Long-term water level readings (over 24 hours) were not obtained since borings were backfilled for safety reasons. The geotechnical engineer shall be contacted during construction if groundwater is encountered to provide appropriate recommendations. Dewatering and on-site drainage shall be the contractor's responsibility.

4.0 ANALYSIS AND RECOMMENDATIONS

Legacy Engineering has completed this preliminary subsurface exploration and geotechnical engineering analysis for the above-noted site in Prince William County, Virginia. Once the layout, geometry, proposed improvement locations, and structural loading have been finalized, we request the opportunity to review our recommendations in light of the new information and revise them as necessary.

Legacy Engineering always recommends a preconstruction meeting be performed preceding the commencement of construction. At a minimum, the earthwork contractor, owner, and Geotechnical Engineer of Record/Testing Agency shall meet onsite to discuss earthwork and construction. It is likely to be beneficial to include the local jurisdiction representative in this meeting.

4.1 Seismic Recommendation

Based on the results of our soil borings and a review of the regional geology, we recommend considering a Seismic Site Class of D, as per this data and Table 20.3-1 from ASCE 7-22, Chapter 20 (referenced in the 2021 VCC). If a higher site classification would be deemed beneficial, the above-noted Seismic Site Classification can be reevaluated via accepted geophysical methods such as a Refraction Microtremor (ReMi) survey.

4.2 Foundation Recommendations

The subsurface conditions encountered in our borings indicate that the proposed improvements may be supported on a conventional pile foundation system. Piles in the areas where shallow refusal was encountered and anticipated will likely require rock socketing and/or concrete footings for support as sufficient embedment for traditional pile design will not be available. Piles placed near Boring B-4 will likely need to rely on skin friction support as opposed to end bearing due to the boring not encountering firm natural ground. **Existing fill materials are not suitable for supporting foundations.**

Piles reliant on skin friction support will require test piles. The structural engineer shall provide pile sizing required for the load testing. Load testing shall be performed and the results

provided to the structural design engineer to finalize anticipated pile depths and pile capacity requirements. The responsible testing agency engineer or their designated representative shall observe the installation of load test piles and production piles to verify that conditions are recorded and reported to the structural engineer of record and as required by Prince William County DCSM.

As previously discussed, all of the borings performed as a part of this study encountered debris within the Existing Fill that are likely to impact foundation installation for each of the proposed improvements. Driving piles into soils containing high concentrations of cobbles or rubble, or on rock will likely crack, break, deform, or shift during installation. Where insufficient embedment depth (shallow refusal) or Existing Fill consisting of rubble has been recorded, piles will require pre-drilling of rock to reach the embedment depth required by the structural design. Piles installed in rock will be predrilled to a depth sufficient to resist lateral and vertical loading to socket the pile. The pile is then lowered into the drilled hole, firmly secured in place, and high-strength marine grout or concrete is pumped into the void surrounding the pile. Alternately, the pile may be secured in place directly on the rock surface using anchored custom concrete collars or footings poured around the base.

Expansive soils were not encountered within the borings performed as a part of this study. Expansive soils are common in the local area. Piles are anticipated to be installed to a depth of at least 4 feet in all areas, therefore, no recommendations for foundations in expansive soils are deemed necessary. It is anticipated that piles will be driven to depths that either terminate on/in rock or a significantly deeper depth than the zone where expansive soils remain active to fluctuation in moisture content. In both cases shallow moisture changes and associated shrink-swell concerns are considered to have little impact on this foundation system at anticipated installation depths.

The Prince William County Design Construction Standards Manual (2020) Chapter 7 Section 770.60 indicates that the following IBC/IRC regulations are to be utilized to define soils as "expansive "under the building pad:

> Soils meeting all four of the following provisions shall be considered expansive, except that tests to show compliance with Items 1, 2, and 3 shall not be required if the test prescribed in Item 4 is conducted:
>
> 1. Plasticity Index (PI) is 15 or greater, determined in accordance with ASTM D4318.
> 2. More than 10 percent of the soil particles pass a No. 200 sieve (75 μm), determined in accordance with ASTM D422.
> 3. More than 10 percent of soil particles are less than 5 micrometers in size, determined in accordance with ASTM D422.
> 4. Expansion Index greater than 20, determined in accordance with ASTM D4829.

Exposure to the environment may weaken the soils at the footing bearing levels if the foundation excavations remain open for too long a time. Therefore, foundation concrete should be placed during the same day that excavations are made. If the bearing soils are softened by surface water intrusion or exposure, the softened soils must be removed from the foundation excavations prior to concrete placement. Re-evaluation of bearing soils should be made by the GER or testing/inspection engineer when these soils have been subject to softening. Foundations shall also be backfilled as soon as possible to reduce water infiltration to the bottom of the foundations during construction. Water shall not be allowed to pond or collect adjacent to the foundations. Control of surface water and dewatering shall be the contractor's responsibility. Where pile foundations are supported with concrete collars or footings, the specifications for installation and requirements of Prince William County shall govern.

Legacy Engineering requests the opportunity to review the final foundation plan when it becomes available, in order to revise our recommendations if necessary, as the assumed loads may differ from the actual design loads.

5.0 SITE PREPARATION

5.1 Site and Subgrade Preparation

The initial responsibility for the pile installation contractor and/or owner will be to schedule and coordinate with the structural design engineer and perform test piles in the area where insufficient end bearing is anticipated. Load testing shall be performed by a contractor experienced in pile installation with appropriate equipment that has been calibrated for the anticipated required loads. Load testing shall be observed by the responsible testing agency or their qualified representative, and the results reported to the structural design engineer.

Clearing and Stripping Operations

The first phase of construction will include the removal of existing improvements that would impede the proposed improvements including asphalt, concrete, fencing, guard rails. Where existing improvements are removed, special care shall be taken to fully remove any loose debris and refuse.

General Earthwork

Fill operations are not anticipated to complete the proposed improvements. However, if Engineered Fill is required it shall be performed in accordance with the recommendations of the Engineered Fill section of this report. If earthwork commences during the wetter months and periods of wet weather, surface water control measures to dewater the site shall be anticipated.

While it is preferable, likely proofrolling will not be feasible. Where proofrolling is not achievable, the exposed subgrade shall be probed before placing structural fill or installing structural elements. Probing utilizing Dynamic Cone Penetrometer (DCP) tests (ASTM STP399) or other methodology deemed appropriate based on the specific conditions observed during construction shall be performed and/or evaluated by the GER, responsible testing agency, or their authorized representative.

Groundwater is not expected to significantly affect earthwork operations in most areas of the site for foundation construction or shallow utility installation. However, perched water can develop at shallower depths and is often present in drainage swales during periods of wet weather, particularly over layers of fine-grained soil and zones of very dense/hard soils. It can also develop within layers of Existing Fill and at the interface between existing fill and natural soil.

Existing slopes may require armoring as a part of construction. Where slope armoring is required, it should be installed in accordance with the specifications of the approved site plans or Prince William County requirements. Slope armoring can consist of installation of large stone

such as Class I Riprap, gabions, revegetation of area specific plantings, or specialized geotextile fabrics.

All excavations performed by the contractor shall be in accordance with the current OSHA and VOSHA regulations.

5.2 Engineered Fill

All fill shall be placed in accordance with the recommendations presented in this section. Engineered Fill shall be placed horizontally, with a maximum of 8-inch loose lifts, and compacted generally to a minimum of 95% of the maximum dry density as determined by ASTM Specification D698 (Standard Proctor). Minimum compaction shall be increased to 98% in areas where over 8 ft of Engineered Fill will support structural elements. The moisture content at the time of placement shall be within two percentage points of the optimum moisture content, as determined by the appropriate Standard Proctor results. In areas where 98% compaction is recommended, the moisture contents will likely be closer to one percentage point of the optimum moisture. Soil compaction and moisture content outside these parameters may be considered subject to approval by the GER/geotechnical testing agency.

We recommend compacting the upper foot of soil in the pavement areas to 100% of the Standard Proctor maximum dry density value. While compaction to 100% is not required for private parking lots or drive lanes, it shall be implemented for the areas where heavier traffic is anticipated. Pavement subgrades shall be tested for density and proofrolled up to 24 hours prior to placement of the subsequent pavement layer, along with the subbase stone, before the placement of asphalt.

Engineered Fill shall not include organic materials, topsoil, construction debris (unless approved by the GER), or other materials typically considered deleterious. Fills shall not include materials with the largest dimension exceeding 3 inches unless approved by the GER. Additionally, these larger particles shall not be imbricated but rather be surrounded by the soil matrix.

Legacy recommends Engineer Fill be compacted utilizing appropriately sized and styled equipment for the application and fill material. Compaction of fine-grained soils must be accomplished using brick or pad foot rollers, or similar equipment. Compaction of coarse-grained soils or dense-graded aggregate material must be accomplished using smooth drum roller equipment. Narrow trenches are typically compacted using smaller walk-behind rollers and pneumatic hand operated equipment. When Engineered Fill will be compacted using smaller compaction equipment, a reduced loose lift thickness will likely be required to achieve the necessary rate of compaction. Care shall be taken when utilizing vibratory compaction equipment to compact Engineered Fill or subgrade soils that are slightly over optimum moisture. Over vibration of over optimum moisture soil can draw additional moisture towards the surface from a previous lift or subgrade. In situations where higher moisture is present,

static rolling and/or a shallower lift shall be considered. Compaction of excessively thick loose lifts will result in uneven compaction and increase the risk of settlement.

Each lift of Engineered Fill shall be observed during placement by a representative of the geotechnical engineer/testing agency for compliance with lift thickness and fill type. Additionally, a sufficient number of soil density tests shall be conducted to assess the degree of compaction in relation to the compaction requirements. The frequency of testing shall be evaluated by the GER, but shall at a minimum include 2 tests per 2,500 sf per lift during mass grading. Utilities typically require higher frequencies of testing and shall be tested per the governing standards and specifications.

The following fill types are recommended for use on this project:

> On-site soils classified that meet the Prince William County criteria for non-expansive materials may be utilized as Engineered Fill in structural areas if they do not contain organic material or debris. Suitable fill material shall be classified as SM, SM-SP, SP, SW, GM, GM-GP, GP, GW, ML, or CL using the Unified Soil Classification System. The liquid limit and the plasticity index of the minus 40 sieve fraction shall be less than 40 and 15, respectively. Medium- to high-plasticity soils (LL > 40, PI > 15) shall not be used in controlled structural fill areas. If high plasticity soils such as CH/MH are encountered, they shall not be used as Engineered Fill. These materials are typically restricted from being used as Engineered Fill within 4 feet of the bottom of foundations, within 2 feet of slab or pavement subgrades, and not used at all within constructed slopes or as backfill for below-grade walls and retaining walls.
>
> Off-site borrow fill shall be limited to granular soil material classified as Sand (SM, SC, SP, SW or better) or VDOT 21A and free of organics and debris. In addition, off-site cohesive (Clay or Silt) material may be used in proposed pavement areas as Engineered Fill if classified as a CL or ML containing no more than 70% by weight passing the No. 40 sieve, has a maximum Liquid Limit of 40 and maximum "corrected" Plasticity Index of 20 and has a laboratory CBR value that meets the design pavement section shown on the approved Civil Engineering plans. Although CL or ML materials could be used in pavement areas, it shall be noted that their CBR values will be expected to be lower than more granular materials (e.g., SM, SC, SP, or better).

The Geotechnical Engineer or responsible testing agency engineer shall evaluate soils intended for use as Engineered Fill before placement by performing laboratory tests, including Atterberg Limits, Grain Size, and Compaction.

To reiterate, the most current Prince William County Design Construction Standards Manual (DCSM), Chapter 7, Section 770.60, shall be utilized to define soils as "expansive."

6.0 LIMITATIONS

This geotechnical engineering report has been prepared for the Town of Occoquan to aid in the evaluation of the above-referenced site in Prince William County, Virginia, and to assist the architect, structural engineer, and/or civil engineer in the design of this project. The report has been prepared in accordance with generally acceptable geotechnical engineering practices, and no warranties, either expressed or implied, are made.

The scope is limited to the specific project and locations described herein and our description of the project represents our understanding of the significant aspects relative to soil and foundation characteristics. In the event that any changes in the nature or location of the proposed construction or loading outlined in this report are planned, we shall be informed so that the changes can be reviewed, and the conclusions of this report modified or approved in writing by the geotechnical engineer.

Considering the nature of soil borings indicating soil conditions specific to the location and the time of drilling, it is known that soil conditions can change rapidly between boring locations. In addition, the construction process can alter soil conditions noted in the borings. This can lead to site conditions that are not anticipated by designers or earthwork contractors.

It is recommended that all construction operations with earthwork and foundations be reviewed by an experienced geotechnical engineer to provide information as to whether the design requirements are fulfilled in the actual construction.

The analysis and recommendations submitted in this report are based upon the data obtained from the soil borings and tests performed at the locations as indicated on the Boring Location Diagram and other information referenced in this report. This report does not reflect any variations that may occur between the borings. In the performance of the subsurface exploration, specific information is obtained at specific locations at specific times. However, variations in soil conditions exist on most sites between boring locations and also such situations as groundwater levels vary from time to time. The nature and extent of variations may not become evident until the course of construction. If site conditions vary from those identified during the explorations, the recommendations contained in this report may require revision.

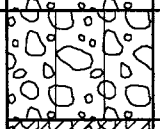
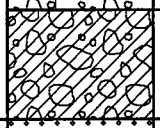
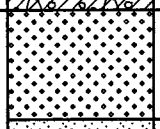
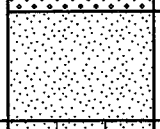
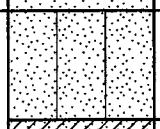
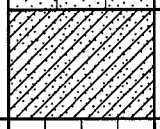
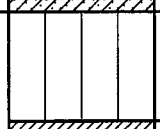
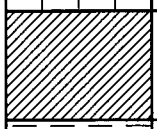
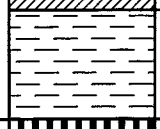
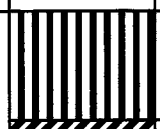
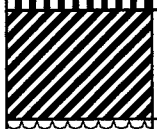
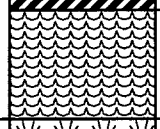
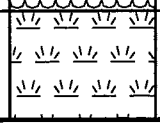
APPENDIX I

SOIL CLASSIFICATION CHART
REFERENCE NOTES FOR BORING LOGS
BORING LOGS

APPENDIX II

BORING LOCATION DIAGRAM

SOIL CLASSIFICATION CHART

MAJOR DIVISIONS			SYMBOLS GRAPH	SYMBOLS LETTER	TYPICAL DESCRIPTIONS
COARSE GRAINED SOILS — MORE THAN 50% OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	GRAVEL AND GRAVELLY SOILS — MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	CLEAN GRAVELS (LITTLE OR NO FINES)		GW	WELL-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
				GP	POORLY-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
		GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)		GM	SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURES
				GC	CLAYEY GRAVELS, GRAVEL - SAND - CLAY MIXTURES
	SAND AND SANDY SOILS — MORE THAN 50% OF COARSE FRACTION PASSING ON NO. 4 SIEVE	CLEAN SANDS (LITTLE OR NO FINES)		SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
				SP	POORLY-GRADED SANDS, GRAVELLY SAND, LITTLE OR NO FINES
		SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)		SM	SILTY SANDS, SAND - SILT MIXTURES
				SC	CLAYEY SANDS, SAND - CLAY MIXTURES
FINE GRAINED SOILS — MORE THAN 50% OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE	SILTS AND CLAYS	LIQUID LIMIT LESS THAN 50		ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
				CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
				OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
	SILTS AND CLAYS	LIQUID LIMIT GREATER THAN 50		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILTY SOILS
				CH	INORGANIC CLAYS OF HIGH PLASTICITY
				OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
HIGHLY ORGANIC SOILS				PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS

NOTE: DUAL SYMBOLS ARE USED TO INDICATE BORDERLINE SOIL CLASSIFICATIONS

Reference Notes for Boring Logs/Test Pits

I. Drilling and Sampling Symbols:

SS – Split Spoon Sampler	RB – Rock Bit Drilling
ST- Shelby Tube Sampler	BS – Bulk Sample of Cuttings
RC – Rock Core: NQ, NX, BX, AX	PA – Power Auger (no sample)
PM - Pressuremeter	HSA – Hollow Stem Auger
DC – Dutch Cone Penetrometer	WS – Wash Sample

Standard Penetration (Blows/Ft) refers to the blows per foot of a 140 lb. hammer falling 30 inches on a 2-inch O.D. split spoon sampler, as specified in ASTM D-1586. The blow count is commonly referred to as the N-value.

II. Correlation of Penetration Resistances to Soil Properties:

Density of Coarse-Grained Soils

SPT-N	Descriptive Term
0 - 4	Very loose
5 - 10	Loose
11 - 30	Medium dense
31 - 50	Dense
51 and over	Very dense

Consistency of Fine-Grained Soils

SPT-N	Description of Consistency	Unconfined Compressive Strength, Qp, psf
< 2	Very soft	Less than 250
2 – 4	Soft	250-500
5 – 8	Medium stiff	500-1000
9 – 15	Stiff	1000-2000
16 – 30	Very Stiff	2000-4000
31 and greater	Hard	4000+

III. Unified Soil Classification Symbols: Reference ASTM D2488

GP	Poorly Graded Gravel	SC	Clayey Sand
GW	Well-Graded Gravel	ML	Low Plasticity Silt
GM	Silty Gravel	MH	High Plasticity Silt
GC	Clayey Gravel	CL	Low Plasticity Clay
SP	Poorly Graded Sand	CH	High Plasticity Clay
SW	Well-Graded Sand	OL	Low Plasticity Organic Soil
SM	Silty Sand	OH	High Plasticity Organic Soil

IV Water Level Measurement Symbols:

WL	Water Level	BCR	Before Casing Removal
WS	While Sampling	ACR	After Casing Removal
WD	While Drilling	WCI	Wet Cave In
		DCI	Dry Cave In

The water levels are those water levels actually measured at the time of the exploration after cave-in has occurred (removing auger bits from borehole) in the borehole/test pit exploration indicated by the symbol. The measurements are relatively reliable when augering, without adding fluids, in granular soils, but fine grained soils may require several days, or even longer, for the water levels to stabilize. The position of the ground water table or perched water condition is anticipated to fluctuate depending on variability in the amount of precipitation, surface runoff, evaporation, and similar factors. To obtain accurate water level readings, a water observation well would need to be installed to measure the ground water levels over a period of time, typically this is beyond the scope of services provided by a geotechnical exploration.

LEGACY ENGINEERING

B-1

CLIENT Town of Occoquan **PROJECT NAME** Mill house Museum Deck and Riverwalk

PROJECT NUMBER 12675 **PROJECT LOCATION** Town of Occoquan, Virginia

DATE STARTED 09/15/2026 **COMPLETED** 09/15/2026 **GROUND ELEVATION** 25' **BORING SIZE** 2.25"

CONTRACTOR Romine Drilling, LLC.

METHOD Hollow Stem Auger

LOGGED BY Stephen Johnson **CHECKED BY** Richard Paige

DEPTH (ft)	ELEVATION (ft)	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	% RECOVERY	BLOW COUNTS (N-VALUE)	POCKET PEN. (TSF)
0	25	Asphalt 3 Inches 0.3	SS 1	78	4-4-5 (9)	
		Loose, Mottled Light Orangish Brown, Dark Gray, and Light Red, Clayey Fine to Medium SAND (SC), With Gravel, Moist FILL 2.5	SS 2	6	2-2-4 (6)	
5	20	Asphalt Fragments 5	SS 3	39	1-1-1 (2)	
		Very Loose, Dark Gray, Silty Fine to Medium SAND (SM), With Gravel, Contains Brick Concrete, and Glass Fragments, Moist FILL 8.5				
10	15	Soft, Dark Gray, Sandy SILT (ML), With Gravel, Trace Mica, Moist FILL 13.5	SS 4	6	1-2-1 (3)	
15	10	Stiff, Dark Grayish Brown, Sandy SILT (ML), With Gravel, Trace Mica, Contains Fine Roots, Moist POSSIBLE FILL 17.2	SS 5	89	4-6-8 (14)	
20	5		SS 6		50/0"	
25	0					

SPT N-VALUE
PL-MC-LL
PERCENT FINES

0 20 40 60 80 100

Notes

Refusal at 17.2 Feet on Rock
Cave-in at 16.4 Feet

Groundwater Data

Graphic	Date	Time	Depth	Notes
	09/15/2026			Dry

LEGACY ENGINEERING

B-2

CLIENT Town of Occoquan **PROJECT NAME** Mill house Museum Deck and Riverwalk

PROJECT NUMBER 12675 **PROJECT LOCATION** Town of Occoquan, Virginia

DATE STARTED 09/15/2026 **COMPLETED** 09/15/2026 **GROUND ELEVATION** 4' **BORING SIZE** 2.25"

CONTRACTOR Romine Drilling, LLC.

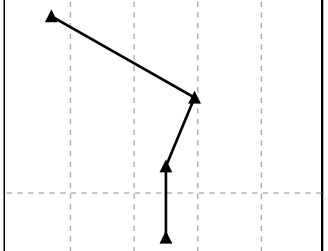
METHOD Hollow Stem Auger

LOGGED BY Stephen Johnson **CHECKED BY** Richard Paige

DEPTH (ft)	ELEVATION (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION		SAMPLE TYPE NUMBER	% RECOVERY	BLOW COUNTS (N-VALUE)	POCKET PEN. (TSF)
			Concrete 3 Inches	0.3	SS 1	44	7-7-7 (14)	
			Gravel 3 Inches	0.8				
	0		Concrete Rubble FILL		SS 2	6	4-9-50/4"	
5					SS 3	40	50/5"	
				7.2				
	-5				SS 4	67	50/3"	
10								
	-10							
15								
	-15							
20								
	-20							
25								
	-25							

▲ SPT N-VALUE
PL-MC-LL
▫ PERCENT FINES

0 20 40 60 80 100



Notes

Refusal at 7.2 Feet on Concrete
Cave-in at 5.1 Feet

Groundwater Data

Graphic	Date	Time	Depth	Notes
	09/15/2026			Dry

LEGACY ENGINEERING

B-4

CLIENT Town of Occoquan **PROJECT NAME** Mill house Museum Deck and Riverwalk

PROJECT NUMBER 12675 **PROJECT LOCATION** Town of Occoquan, Virginia

DATE STARTED 09/16/2026 **COMPLETED** 09/16/2026 **GROUND ELEVATION** 5' **BORING SIZE** 2.25"

CONTRACTOR Romine Drilling, LLC.

METHOD Hollow Stem Auger

LOGGED BY Stephen Johnson **CHECKED BY** Richard Paige

DEPTH (ft)	ELEVATION (ft)	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	% RECOVERY	BLOW COUNTS (N-VALUE)	POCKET PEN. (TSF)
0	5	Gravel 3 Inches 0.3	SS 1	78	10-5-5 (10)	
		Loose, Grayish Brown, Silty Fine to Medium SAND (SM), With Gravel, Moist FILL 2.5	SS 2	89	2-2-5 (7)	
5	0	Loose, Dark Gray, Silty Fine to Medium SAND (SM), With Gravel, Contains Asphalt Fragments, Very Moist FILL 5	SS 3	56	2-2-8 (10)	
10	-5	Loose, Dark Gray, Silty Fine to Medium SAND (SM), With Gravel, Contains Asphalt, Brick, and Concrete Fragments, Very Moist FILL 8.5	SS 4	89	2-4-4 (8)	
		Loose, Dark Gray, Silty Fine to Medium SAND (SM), With Gravel, Contains Asphalt and Wood Fragments, Very Moist FILL 13.5	SS 5	89	2-3-2 (5)	
15	-10	Loose, Dark Gray, Silty Fine to Medium SAND (SM), With Gravel, Contains Asphalt and Brick Fragments, Wet FILL 18.5				
20	-15	Very Loose, Dark Gray, Silty Fine to Medium SAND (SM), With Gravel, Wet FILL 23.5	SS 6	78	2-2-2 (4)	
25	-20	Very Loose, Dark Grayish Brown, Silty Fine to Medium SAND (SM), Contains Asphalt Fragments, Wet FILL 28.5	SS 7	100	1-1-1 (2)	
30	-25	Very Loose, Dark Grayish Brown, Silty Fine to Medium SAND (SM), Wet FILL 33.5	SS 8	89	2-1-2 (3)	
35	-30	Medium Stiff, Dark Grayish Brown, Sandy SILT (ML), Very Moist 35	SS 9	67	4-4-4 (8)	

▲ SPT N-VALUE
PL-MC-LL
▫ PERCENT FINES

0 20 40 60 80 100

Notes

End of Boring at 35 Feet
Cave-in at 17.2 Feet

Groundwater Data

Graphic	Date	Time	Depth	Notes
▽	09/16/2026		8'	Water Encountered at 8'
▼	09/16/2026		4.8'	Water After Drilling at 4.8'

LEGACY ENGINEERING

B-5

CLIENT Town of Occoquan **PROJECT NAME** Mill house Museum Deck and Riverwalk

PROJECT NUMBER 12675 **PROJECT LOCATION** Town of Occoquan, Virginia

DATE STARTED 09/16/2026 **COMPLETED** 09/16/2026 **GROUND ELEVATION** 5' **BORING SIZE** 2.25"

CONTRACTOR Romine Drilling, LLC.

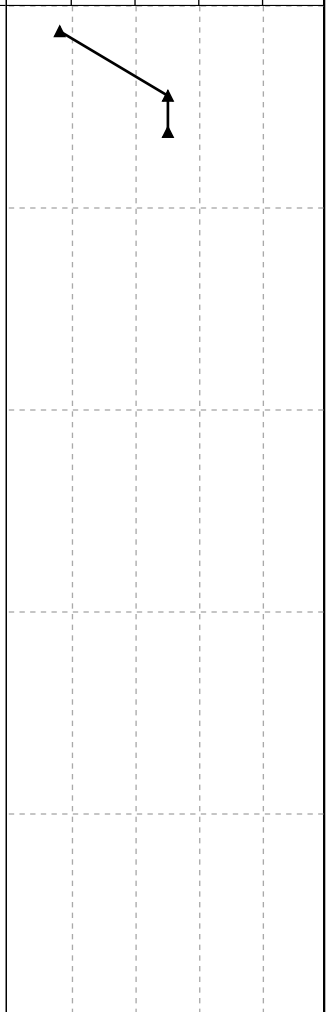
METHOD Hollow Stem Auger

LOGGED BY Stephen Johnson **CHECKED BY** Richard Paige

DEPTH (ft)	ELEVATION (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	% RECOVERY	BLOW COUNTS (N-VALUE)	POCKET PEN. (TSF)
0	5		Gravel 3 Inches 0.3 Very Stiff, Dark Grayish Brown, Sandy SILT (ML), With Gravel, Contains Asphalt and Wood Fragments, Very Moist FILL 3.7	SS 1	78	11-9-7 (16)	
				SS 2	0	50/4"	
				SS 3		50/0"	
5	0						
10	-5						
15	-10						
20	-15						
25	-20						

▲ SPT N-VALUE
PL-MC-LL
▫ PERCENT FINES

0 20 40 60 80 100



Notes

Refusal at 3.7 Feet on Metal
Cave-in at 1.9 Feet

Groundwater Data

Graphic	Date	Time	Depth	Notes
	09/16/2026			Dry

LEGACY ENGINEERING

B-6

CLIENT Town of Occoquan **PROJECT NAME** Mill house Museum Deck and Riverwalk

PROJECT NUMBER 12675 **PROJECT LOCATION** Town of Occoquan, Virginia

DATE STARTED 09/15/2026 **COMPLETED** 09/15/2026 **GROUND ELEVATION** 8' **BORING SIZE** 2.25"

CONTRACTOR Romine Drilling, LLC.

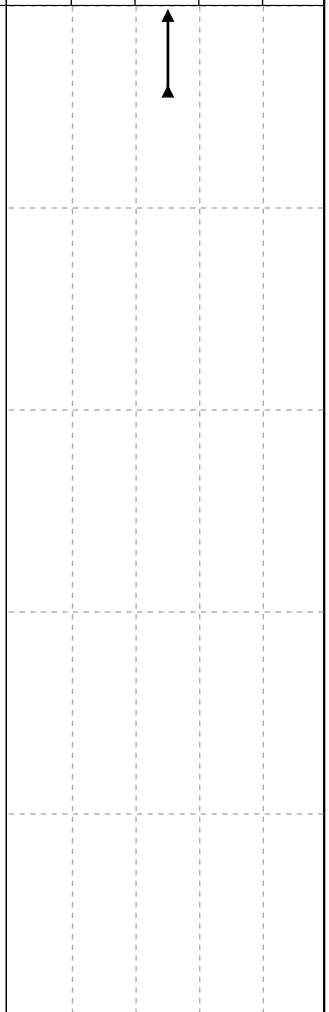
METHOD Hollow Stem Auger

LOGGED BY Stephen Johnson **CHECKED BY** Richard Paige

DEPTH (ft)	ELEVATION (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	% RECOVERY	BLOW COUNTS (N-VALUE)	POCKET PEN. (TSF)
	8		Asphalt 3.5 Inches 0.3	SS 1	57	21-50/1"	
			Gravel 3 Inches 0.6				
	5		Very Dense, Grayish Brown, Silty Fine to Medium SAND (SM), With Gravel, Contains Asphalt Fragments, Moist FILL 3.7	SS 2	0	50/1"	
5	0						
10	-5						
15	-10						
20	-15						
25	-20						

▲ SPT N-VALUE
PL-MC-LL
▫ PERCENT FINES

0 20 40 60 80 100



Notes

Refusal at 3.7 Feet on Gravel
Cave-in at 1.7 Feet

Groundwater Data

Graphic	Date	Time	Depth	Notes
	09/15/2026			Dry

LEGACY ENGINEERING

B-7

CLIENT Town of Occoquan **PROJECT NAME** Mill house Museum Deck and Riverwalk

PROJECT NUMBER 12675 **PROJECT LOCATION** Town of Occoquan, Virginia

DATE STARTED 09/14/2026 **COMPLETED** 09/14/2026 **GROUND ELEVATION** 8' **BORING SIZE** 2.25"

CONTRACTOR Romine Drilling, LLC.

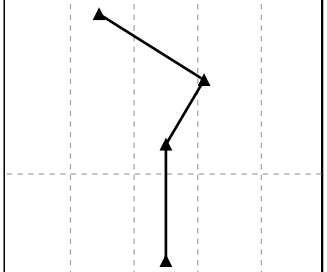
METHOD Hollow Stem Auger

LOGGED BY Stephen Johnson **CHECKED BY** Richard Paige

DEPTH (ft)	ELEVATION (ft)	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	% RECOVERY	BLOW COUNTS (N-VALUE)	POCKET PEN. (TSF)
0	8	Asphalt 5 Inches 0.4				
		Gravel 3 Inches 0.7	SS 1	89	8-14-15 (29)	
	5	Medium Dense, Light Brown, Silty Fine to Medium SAND (SM), With Gravel, Moist FILL 2.5	SS 2	100	10-12-50/5"	
5		Hard, Brown, SILT (ML), With Gravel and Sand, Trace Mica, Moist FILL 5	SS 3	67	50/3"	
	0	Gravel FILL				
10			SS 4	100	50/2"	
		11.2				
	-5					
15						
	-10					
20						
	-15					
25						
	-20					

▲ SPT N-VALUE
PL-MC-LL
▫ PERCENT FINES

0 20 40 60 80 100

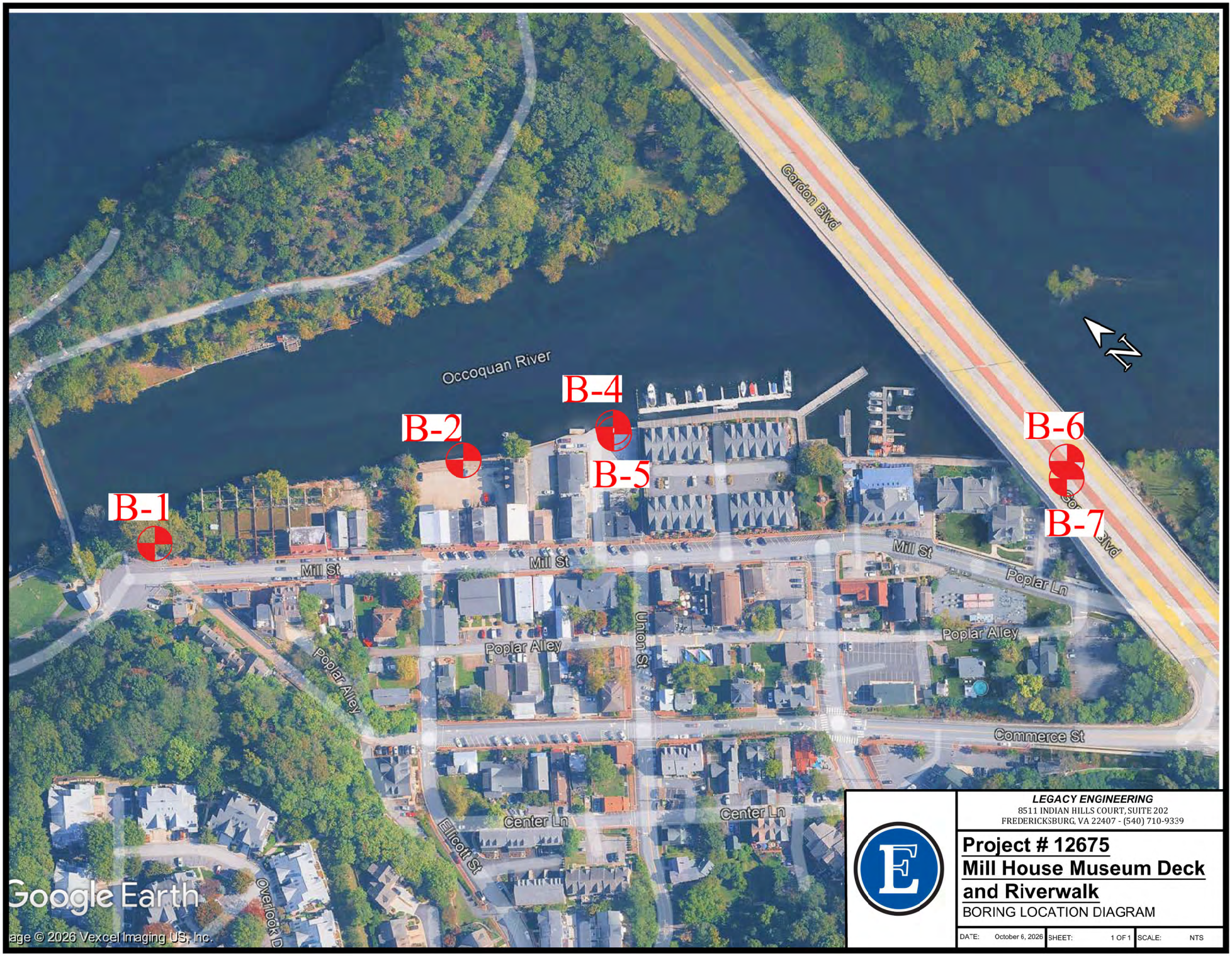


Notes

Refusal at 11.2 Feet on Rock
Cave-in at 3.7 Feet

Groundwater Data

Graphic	Date	Time	Depth	Notes
	09/14/2026			Dry



LEGACY ENGINEERING
8511 INDIAN HILLS COURT, SUITE 202
FREDERICKSBURG, VA 22407 - (540) 710-9339

Project # 12675
Mill House Museum Deck and Riverwalk
BORING LOCATION DIAGRAM

DATE:	October 6, 2026	SHEET:	1 OF 1	SCALE:	NTS