

**TOWN OF LEESBURG, VIRGINIA
DEPARTMENT OF CAPITAL PROJECTS MANAGEMENT
25 WEST MARKET STREET
LEESBURG, VIRGINIA 20176**

**LOWER SYCOLIN SEWAGE CONVEYANCE SYSTEM
IFB No. 07404-FY12-01**

**ADDENDUM NO. 2
November 22, 2011**

To Bidders:

This Addendum is hereby made a part of the Contract Documents on which all bids will be based and is issued to correct and clarify the original documents. All changes, additions, deletions or clarifications included herein as Addendum No. 2 shall become a part of the Contract Documents as if originally called for in the Plans and Specifications.

Please acknowledge receipt of this Addendum at the appropriate space on the Bid Form by inserting its number and date. This Addendum consists of ten (10) pages and four (4) attachments. This addendum forms a part of the Contract Documents as it supplements and/or modifies as follows:

CLARIFICATIONS:

1. Q. Please clarify the Spec 2250 3.9 (B). Will all of the structure backfill material need to be imported granular material for the entire backfill up to the finish grade?
 - A. All of the structure backfill material needs to be granular material for the entire backfill up to 2 feet from finish grade in accordance with the above referenced specification section 2250 3.9.B and the ECS Mid-Atlantic Geotechnical Report page 13, 4th paragraph which states "The space between the outside of the walls and the excavation (if any) should be backfilled with a granular fill extending to a level of approximately 2 feet below the final outside grade. The remaining 2 feet should consist of a clayey material to minimize the amount of surface water infiltration into the granular material". Backfill shall be in compliance with the ECS Mid-Atlantic Geotechnical Report per specification section 02250 1.1.A.1.

2. Q. The plans and specifications do not show schedules for doors, frames, and hardware. Could you please provide this information?
 - A. There is only one double door and frame which is a 3 ft. wide X 7 ft. high double door as indicated on plan sheet A-1 plan view and specified in Section 08111 Aluminum Doors and Frames. Specifications Section 08111, paragraph 2.5

indicates the hardware locations and paragraph 2.6 specifies door closers. Section 08710 Finish Hardware specifies finish hardware including door lock (paragraph 2.1.B), keying (paragraph 3.2), stainless steel hinges and pins (2.1 E), and thresholds (2.1.B). Additional hardware requirements are hereby added by this addendum.

To Specifications Section 08710, ADD "Paragraph 2.F. Contractor shall also provide the following hardware:

- a) Hinges: Hinges shall be 3 pair butts for double door, 4-1/2 inches by 4-1/2 inches, Hager Hinge Co. Model BB 1279, AMS-US 26D finish, equivalent by Stanley Hardware or equal. All butts shall have stainless steel pins.
 - b) Thresholds: Thresholds shall be extruded aluminum, alloy 6061-T6 or 6063-T5, anodized with an integral weatherstripping groove, where required. Manufactured by Pemko Manufacturing Co., National Guard Products, Inc., or equal.
 - c) Astragals: Astragals shall be extruded aluminum alloy 6061-T6 or 6061-T5, with integral weatherstripping groove, anodized, Pemko Manufacturing Co. No. 355AV, equivalent by National Guard Products, Inc., or approved equal.
 - d) Flush bolts: Pair, 12 inches long, brass levers, aluminum plates US 28, wrought brass guide and strikes, steel rods and boltheads, Russwin No. 298, or equivalent by Brookline Industries, Inc, or equal."
3. Q. The plans and specifications do not show schedules for painting and finishes. Could you please provide this information?
- A. Specifications Section 09900 Painting and Protective Coating includes "3.6 Coating Schedule" on pages 9, 10, and 11 which provides the requested schedule for painting and finishes.
4. Q. Define limits of payment for trenching. The gravity sewer will be quite wide at top of trench due to depth to meet OSHA requirements. Will you pay for all excavation?
- A. Trench excavation was based on the trench width which shall be equal to outside diameter of the pipe plus a minimum of 8 inches on each side of the pipe. If the trenching requires shoring or trench box or sloping or benching to meet the requirements of OSHA, it is the contractor's responsibility and the costs for such items shall be included in the unit price for trench excavation and there shall be no additional cost for these items.

5. Q. Rock Removal – How do we define between hoe ram trenches and blasted trenches. Would like another unit price.
- A. The contractor's unit price for trench rock excavation shall include whichever method is used for rock removal as required in the contract documents. As explained in Addendum 1, it should be noted that no blasting is allowed in Kincaid Blvd within Town of Leesburg limits. For other areas, the contractor shall have to work with the Fire Marshall for blasting permit. Dominion Virginia Power, Columbia Gas and Dominion Gas Transmission also have strict requirements pertaining to blasting near their utilities.
6. Q. The 16" DIP in the wet well from the comminutor vault is shown as a 90 degree elbow on M-1 and a tee on M-2. Which one is desired?
- A. Provide a tee as shown on M-2.
7. Q. Drawing A-1: Confirm the building height and whether there is a ceiling.
- A. Sheet A-2, Detail C4. ADD the following notes.
- "1. THE OUTSIDE BEARING WALL HEIGHT IS 10'0" FROM THE FINISHED FLOOR SLAB TO THE LEVEL OF TRUSS BEARING.
2. PROVIDE 5/8" MOISTURE RESISTANT GYPSUM BOARD CEILING FOR THE FULL AREA UNDER THE ROOF."
8. Q. Are TOL Design and Construction Standards available electronically from the wet site?
- A. Yes, it can be accessed at the Town's website:
<http://www.leesburgva.gov/index.aspx?page=19&parent=6185>
9. Q. Clarify the interior coating requirements of the valve vault, metering manhole, sewer manholes and influent manhole. The specifications and drawings show different products.
- A. The interior coating requirements for the valve vault and the metering vault manhole are called out in Specifications Section 09900 paragraph 5 (two coats of Tnemac 69 HI-Build Epoxoline II) which is consistent with plan sheet M-2 which calls for two coats white epoxy. The coating requirements for existing manholes EX-114, EX-813, EX 812 and the influent manhole are as indicated in Specification Section 09900 paragraph 3.6.4 which calls for Raven 405 Epoxy coating which is also consistent with plan sheet M-2 which calls for Raven 405 epoxy coating interior surfaces of the influent manhole.

10. Q. Complete borings are necessary to assess site conditions. Are there rock cores available?
- A. Rock cores are not available. Four soil borings were taken at the pump station site and are included in a geotechnical report available to bidders. Based on the Loudoun County Geological map, much of the project site is underlain by diabase bedrock.
11. Q. Clarify specification Paragraph 03410-1.5. What is this product?
- A. 100 percent high-swelling granular sodium Bentonite, with maximum moisture content of 12 percent by American Colloid Company or equal.
12. Q. Drawing E-2. Pole Base Detail for spread footer option does not indicate depth requirements, please clarify.
- A. To Drawing E-2 ADD attached sketch E2 SK 1 (**Attachment No. 1**). The missing dimensions have been added.
13. Q. Drawing E-2. Detail 3 calls for PVC Coated Steel Conduit Support at 1' maximum O.C. on wet well roof. Detail 5 calls for Rigid Steel Conduit Support at 1' maximum O.C. on vault roof. The specifications do not include a PVC Coated Steel Conduit description and the 16050-15 3.2.B Conduit Use Schedule calls for GRS. (a) Please clarify the conduit and fitting requirement for these details; (b) Please review and verify the required material use in all areas as scheduled.
- A. Make changes to the plan and specification as follows in response to comments:
1. Drawing E-2. REVISE Detail 5 to indicate "PVC Coated Rigid Steel Conduit, PVC Coated GRS."
 2. Specification 16050 paragraph 2.1.B ADD
"4. PVC coated RGS meeting Nema RN-1, 40 mil PVC exterior coating and 2 mil polyurethane interior coating."
 3. Specification 16050 REVISE the last sentence of Paragraph 2.1. C.1. to read,

"All rigid metal fittings *used with PVC coated conduit* shall be PVC coated with a 40 mils bonded jacket meeting with the requirements of NEMA RN-1 type A-40."
 4. Specification 16050 REVISE the table in paragraph B. Use of Different Types of Conduit to read,

<u>Area</u>	<u>Enclosure</u>	<u>Device</u>	<u>Conduit</u>
a. Dry Location			
1. Control Room	NEMA-1 or 12	NEMA-1	GRS
2. Above suspended ceiling, concealed in walls.	NEMA-1	NEMA-1	E.M.T.
b. Underground Vaults	NEMA-4X	W.P.	PVC Coated GRS
d. Outdoors	NEMA-4X	W.P.	GRS
e. Pump Vault (Wet Well)	NEMA 7	None	PVC Coated GRS
f. Communitor Vault	NEMA 7	None	PVC Coated GRS
g. Meter and Valve Vaults	Nema 4X	W.P.	PVC Coated GRS
h. Underground	Nema 4X	N/A	PVC Coated GRS or PVC (Note 4.)
i. In Structural Concrete	Nema 4X	N/A	PVC

14. Q. Drawing E-4. Detail 4/Wet Well, calls for NEMA 3R. 16050-15, 3.2.B, the Conduit Use Schedule calls for NEMA-4X enclosures in outdoor locations. Normally a detail takes precedence over a schedule, please clarify material requirements, as all stainless steel or as indicated.

A. REVISE Detail 4 to indicate NEMA 4X for the disconnects and the barrier junction box cabinet. Note that paragraph 16050 paragraph B. as amended above in response to question 13, applies.

15. Q. Drawing E-4. Support details indicate catalog numbers for the support structure components, which are Electro-Plated Zinc, Detail 4 Communitor Vault calls for Stainless Steel Channel and Fittings, Detail 4 – Wet-Well calls for Hot Dipped Galvanized or Stainless Steel. Some but not all components offered by the manufacturer can be purchased in Stainless Steel, with minim order required charge. What are the material requirements?

- A. REVISE the support channel reference note on Drawing E-4 at Detail 4 in both locations to read "NOTE: ALL ELECTRICAL CHANNEL SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL. ALL FERROUS METAL FASTENERS SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL."
16. Q. Drawing E-4. The mounting height is indicated as 5'-6" above concrete pad at the Communitor Vault and 5'-6" above finished grade at the Wet Well. Are the differences intentional or should they both be 5'-6" above the slab?
- A. REVISE Drawing E-4 to indicate both as 5'-6" above the slab.
17. Q. Specification 16050. 2.1.C. 1.2. & 3. Please clarify the requirements of 1 as they apply to 2 and 3. (a) Is there a requirement to use PVC Coated GRS Conduit and if so, where. (b) If PVC Coated GRS Conduit is to be used in specific areas not yet identified, then the PVC Coated would apply to only those applications, not all rigid metal fittings as stated in 1.
- A. See the response to item 13 above. PVC coated GRS shall be used underground (if not PVC), above ground exposed outside, and inside the Comminutor Vault, the Pump Vault, the Meter Vault, and the Valve Vault.
- 18 Q. Specification 16050. 2.6.B.3. Are there any corrosive areas that would require this application? None are identified as such on the Schedule or Drawings.
- A. There are no corrosive locations except the Comminutor Vault and Pump Vault which are also classified locations and this paragraph does not apply.
- 19 Q. Specification 16050. 3.2.A.4 and 3.2.C. Is there a specific requirement of the type of Pull Box required for these conduit runs where it may be required?
- A. ADD the following note to Sheet E-1.
NOTE: PULL BOXES IN NON-TRAFFIC AREAS OF GRADE SHALL BE POLYMER CONCRETE RATED FOR TIER 15 LOADING. PULL BOXES IN TRAFFIC AREAS SHALL BE VDOT STYLE JB (**Attachment No. 2**). PULL BOXES IN STRUCTURAL CONCRETE SHALL BE AN OUTSIDE FLANGED RECESSED COVER GALVANIZED CAST IRON BOX EQUAL TO OZ GEDNEY TYPE YR.
- 20 Q. Specification 16050. 3.2.D.3 Are the Pump Control Building floor and the conduits penetrating the floor considered applicable to the requirement?
- A. This requirement does not apply to the floor slabs for the Pump Control Building.

- 21 Q. Section 02100. Part 2 -2.1.A.1 – States top 12” of trench to be topsoil. Part 3 – 3.2.A.1 states respread 4” of topsoil. Please explain.
- A. In Specifications Section 02100. Paragraph 2.1.A.1 DELETE “12” and SUBSTITUTE “4”.
- 22 Q. Section 02100. Bid Item 39 – Could you provide the heights of manholes 813 and 812?
- A. Approximate height of manhole EX-813: 11.6 ft (Top of MH = 271.50; Invert Out = 259.91). Approximate height of manhole EX-812: 7.7 ft (Top of MH = 256.00; Invert Out = 248.30).
- 23 Q. Section 02100. Bid Item 40 – Odor Control Modules – I do not see any Specification on these in specification book or in your standards manual. {Please provide info on what is needed.
- A. Sheet No. 4A of 47 (C-01 E), Construction Notes, Item 11. Third Sentence DELETE “Odor control module shall be manufactured by Calgon or Purafil or ESD manhole scrubber as manufacture by Envirep Inc.” and SUBSTITUTE “Odor control module shall be SweetStreet as manufactured by Calgon or ESD Mole manhole scrubber as manufactured by Purafil.”
- 24 Q. Section 02100. Bid Items 43 and 44. I understand it is up to contractor to decide whether to bore or open cut. If we open cut, does this excavation/backfill get paid under Items 34 and 35?
- A. No. Bid items for steel casing shall include the price of excavation if the contractor decides to open cut or the price of jack and bore if the contractor decides to bore. As explained in ADDENDUM 1, plans do not indicate whether the casings are open cut or jack and bore. However, the contractor shall install the piping under the gas lines as shown on the plans using means and methods which comply with all gas company requirements at no additional cost to the Owner.
- 25 Q. Section 02220. 3.12. B2.1. Backfill within Town’s R.O.W. limits shall be 21A. What do you consider the ROW limits? Is this all pipe within the Town of Leesburg?
- A. No. Force main between the existing manhole EX-114 and STATION 21+60 located on Kincaid Blvd are within Town of Leesburg ROW Limits. Rest of the project except a portion of sewer near existing pump station is located in Bolen Park in Loudoun County. Proposed easement plat for the project area within Loudoun County is enclosed in **Attachment No. 3**.

- 26 Q. Specifications call for both the Comminutor Vault and Wet Well Area to be Class 1, Division 1 area. The plans do not align to the specifications. Please advise.
- A. Both areas are required to be Class 1 Division 1 locations in accordance with the NFPA.
- 27 Q. Sheet #-2, Power Riser – The feeders from Panel H to trough have 4 conductors but not the size of conductors. Please advise.
- A. These should be 4#1 in 1-½” conduit.
- 28 Q. Sheet M-3, Detail A4. This mentions a motorized jib crane. There is nothing on the electrical plans to show this. Please advise.
- A. Provide a 3 pole 15 amp circuit in Panel H. From this extend 3#14 in ¾” conduit to the hoist location. Install a 3 pole, 30 amp Nema 4X non-fused safety switch at the hoist and extend the circuit to the hoist control.
- 29 Q. Who supplies the type “F: Solatube?
- A. Information on the Sola Tube is available from **Solatube International, Inc.**
2210 Oak Ridge Way | Vista, CA 92081-8341 | **888.765.2882.**
- 30 Q. Sheet E-3. There is a request for a twist-lock GFCI receptacle, is this a typo?
- A. Provide the twist lock receptacle as specified. Ground fault protection is not required. The incorrect symbol was used.
- 31 Q. Sheet E-4, Wet well control support detail. Who is responsible for the Transducer Vent Seal?
- A. The General Contractor shall coordinate the responsibility for the vent seal.
- 32 Q. Sheet E-2, Power riser – What is to feed the Pump Control Panel?
- A. The pump control feeder shall be 4#300 MCM in 2 ½” minimum conduit.
- 33 Q. Sheet E-2, Power Riser – What is to feed the TVSS?
- A. The TVSS branch circuit shall be as specified by the TVSS manufacturer, but not less than the ground conductor size. 4#4 in 1” conduit.

34. Q. Sheet E-2, Power Riser – Is the 1” conduit from the Pump Control Panel to the Generator Signal shown going to the correct conduit.

A. This conduit is to provide 2#14 power fail signal from the automatic transfer switch. The 1” conduit may be reduced to ¾” size.

35. Q. We need engineered drawings on how the transformer is to be supported.

A. See attached sketch E3 SK1 (**Attachment No. 4**).

36. Q. What does the Emergency Stop Button in the comminutor vault control? Who supplies?

A. The emergency stop pushbutton is to stop the comminutor hydraulic drive. This is to be supplied under the electrical work.

37. Q. What is required to be run from comminutor controller to “LD??

A. 4#14, 2 for run and two for fail in ¾” conduit.

38. Q. Three appears to be two 1-1/4” conduits with alarm signals at the dialer and “LD”, what do they run from and connect to? What conductors are to be run in conduits?

A. These conduits carry the following signals from Specification section 16700.

Provide pilot lights to annunciate the following functions and provide double throw 10 amp dry contacts connected to the pump station diagnostic system remote terminal unit for the functions indicated by (*). Connections to the dialer are indicated by (**).

1. Pump 1 run - monitor motor starter.(*)2#14
2. Pump 2 run - monitor motor starter. (*)2#14
3. Pump 1 fail - monitor motor starter and pump check valve switch. (*)2#14
4. Pump 2 fail - monitor motor starter and pump check valve switch. (*)2#14
5. Pump 3 run - monitor motor starter.(*) future starter. 2#14
6. Pump 3 run - monitor motor starter. (*) future starter. 2#14
7. High wet well - monitor float switches. (*) (***)2#14 + 2#14
8. Pump 1 over temperature - monitor pump winding sensors.
9. Pump 2 over temperature - monitor pump winding sensors.
10. Pump 3 over temperature - monitor pump winding sensors. future pump.
11. Pump 1 seal leak - monitor pump seal leak device.
12. Pump 2 seal leak - monitor pump seal leak device.
13. Pump 3 seal leak - monitor pump seal leak device. future pump.

14. Utility Power Failure - monitor automatic transfer switch. (*) (**)2#14 + 2#14

The conduit to LD carries 16 #14 conductors while the conduit to the dialer carries 4#14.

39. Q. A ground loop is mentioned on Sheet E-4, but nothing is shown or referenced anywhere else on the electrical plans. Please advise.

A. This reference does not apply. All ground electrodes shall be as detailed on Sheet E-2.

40. Q. Is lining of existing manholes to flow line or to include invert?

A. Lining of existing manholes are to include sidewalls up to the flow line and does not include manhole bottom.

41. Q. Are manholes in good condition or will they need other work before lining?

A. Assume the manholes are in good condition and do not require any repair work prior to lining. However, if examination by the contractor reveals any conditions that the surfaces to be coated would adversely affect the appearance or performance of the coating systems or coating cannot be put into an acceptable condition, then the contractor shall notify the Owner/Engineer and shall not proceed with surface preparation and application until authorization to proceed is given by the engineer/owner.

42. Q. Please confirm that cast-in-place concrete is acceptable to be used in lieu of precast for the lift station structure and storage tank as stated at the pre-bid conference.

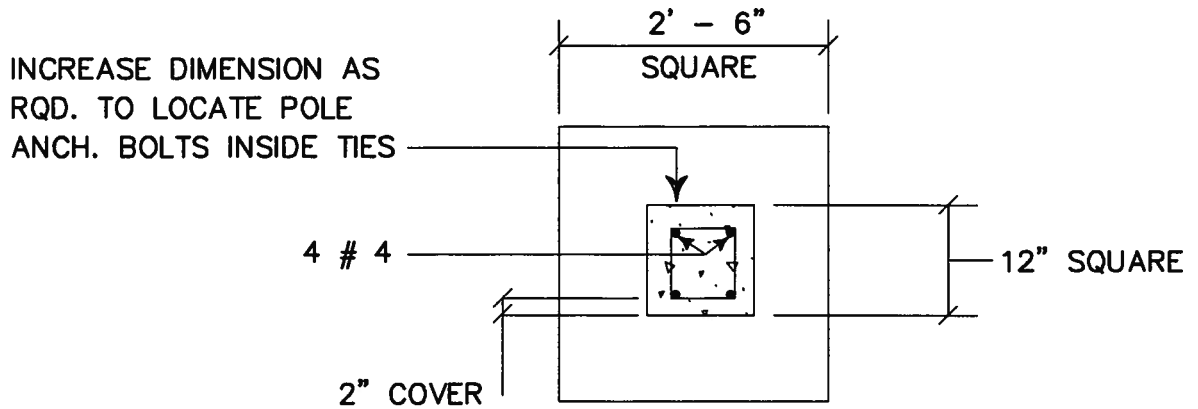
A. This is stated in Specifications Section 03410 paragraph 1.1.A.

43. Q. Is sanitary line 27-29 is on contract – Nothing on the bid form. Do they belong with pump station?

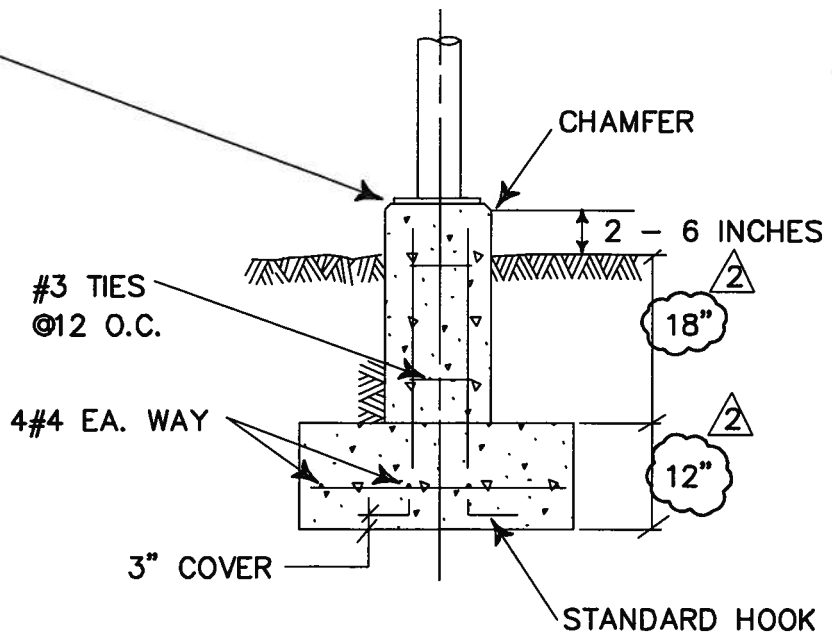
A. Manholes and sewer line between MH-27 and MH-29 are part of the pump station lump sum price, bid item 18.

END OF ADDENDUM NO. 2.

Attachment No. 1



POLE INSTALLATION & ANCHOR BOLTS TO FIXTURE SUPPLIER'S RECOMMENDATIONS



4

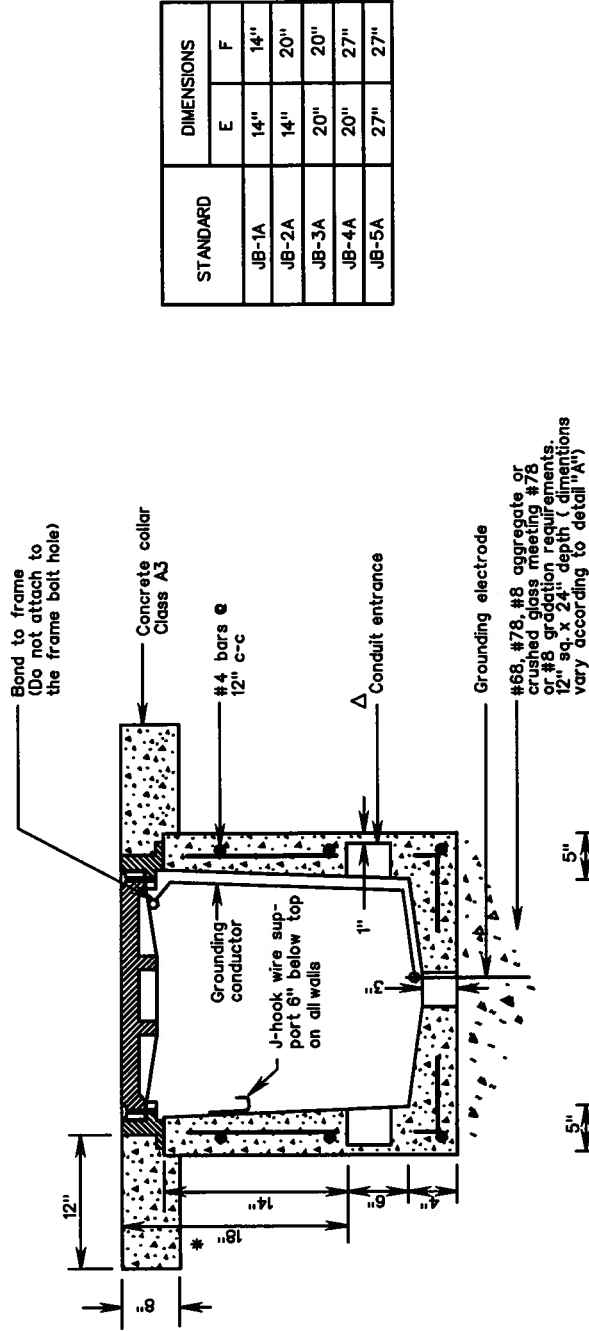
POLE BASE DETAIL

NOT TO SCALE

SYCOLIN PUMP STATION
SKETCH E-2 SK1

Attachment No. 2

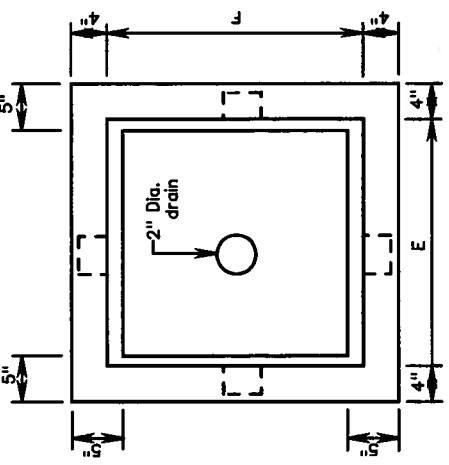
JB-1A, 2A, 3A, 4A & 5A



STANDARD	DIMENSIONS	
	E	F
JB-1A	14"	14"
JB-2A	14"	20"
JB-3A	20"	20"
JB-4A	20"	27"
JB-5A	27"	27"

Notes:

- J-Hook wire supports shall be securely attached to the Junction box with a bolt and nut with a neoprene washer or an expansion fitting.
- Conduit entrances shall be located as shown on the plans. Conduits shall extend 2" min. to 3" max. beyond the inside wall of the junction box.
- Bell ends shall be installed on the ends of PVC conduits. Grounding bushings shall be installed on the ends of metal conduits. Bell ends & bushings shall be plugged to prevent moisture & rodent entry.
- * Depth of conduit entrances for magnetic detectors shall be in accordance with Std TD-2.
- All reinforcing steel shall have a minimum 1/2" concrete cover. Any reinforcing steel in conflict with conduit shall be cut a minimum of 1/2" from conduit.
- The junction box may be precast or cast in place concrete.
- Δ A minimum 2" diameter conduit entrance is required unless otherwise specified on plans.
- A concrete collar is required only when junction box is installed in earth areas.
- High strength grout conforming to the Road & Bridge Specifications shall be used to secure the frame to the junction box.
- All junction boxes shall be installed with a grounding electrode unless box houses only communication/interconnect cable.
- Voids resulting from entrance of conduits into junction box shall be completely filled with hydraulic cement grout conforming to the Road & Bridge Specifications.

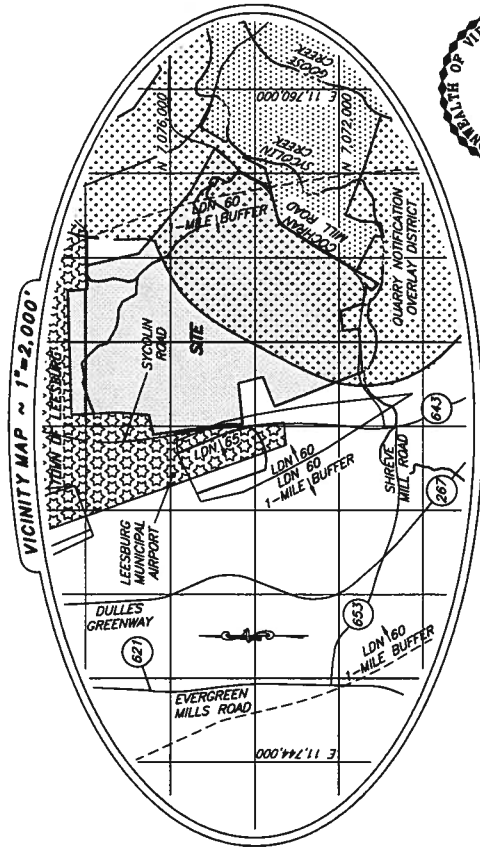


PLAN VIEW
(FRAME AND COVER REMOVED)

JUNCTION BOX

VIRGINIA DEPARTMENT OF TRANSPORTATION

REV 8/07
1301.48



LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 68°13'57" E	11.93'	L15	S 35°01'34" V	145.00'
L2	S 73°07'28" E	118.89'	L16	S 33°26'43" V	100.00'
L3	S 39°10'39" V	10.34'	L17	S 39°11'04" V	60.00'
L4	N 71°29'30" V	25.00'	L18	N 56°33'17" V	15.00'
L5	N 79°24'53" V	38.68'	L19	S 33°26'43" V	25.00'
L6	S 56°51'38" V	56.69'	L20	S 56°33'17" E	15.00'
L7	N 53°29'14" V	62.07'	L21	S 33°26'43" V	132.38'
L8	N 18°04'16" E	23.04'	L22	N 39°24'43" V	38.68'
L9	N 17°53'17" E	34.41'	L23	N 15°33'03" E	56.68'
L10	N 32°54'21" E	56.94'	L24	N 50°52'02" V	20.00'
L11	N 57°05'39" V	38.14'	L25	N 64°53'43" V	24.75'
L12	S 32°54'21" V	40.00'	L26	N 50°52'02" V	130.00'
L13	S 32°54'21" V	29.75'	L27	N 36°50'21" V	53.28'
L14	N 04°34'33" V	63.10'	L28	N 09°28'32" E	31.76'
L15	N 68°13'57" E	11.93'	L29	N 26°07'32" E	80.00'
L16	S 33°26'43" V	100.00'	L30	N 26°26'42" E	76.44'
L17	S 39°11'04" V	60.00'	L31	N 37°05'39" V	135.00'
L18	N 56°33'17" V	15.00'	L32	N 57°05'40" E	36.79'
L19	S 33°26'43" V	25.00'	L33	N 37°05'40" E	120.00'
L20	S 56°33'17" E	15.00'	L34	S 56°33'17" E	5.00'
L21	S 33°26'43" V	132.38'	L35	S 33°26'43" V	25.00'
L22	N 39°24'43" V	38.68'	L36	N 56°33'17" V	15.00'
L23	N 15°33'03" E	56.68'	L37	N 71°29'30" V	25.00'
L24	N 50°52'02" V	20.00'	L38	N 18°30'10" E	36.00'
L25	N 64°53'43" V	24.75'	L39	N 18°30'10" E	26.00'
L26	N 50°52'02" V	130.00'	L40	N 21°07'37" V	36.07'
L27	N 36°50'21" V	53.28'	L41	N 10°35'07" E	20.00'
L28	N 09°28'32" E	31.76'	L42	N 10°35'07" E	15.00'

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	BEARING	CHORD
C1	34°21'00"	760.52'	295.06'	455.95'	S 03°29'04" E	449.15'
C2	34°11'01"	250.02'	76.88'	149.17'	S 03°34'02" E	146.96'
C3	64°30'27"	245.26'	154.77'	276.13'	S 18°34'07" E	261.77'
C4	83°46'23"	100.00'	89.69'	146.22'	N 08°58'50" V	133.54'
C5	91°06'18"	50.00'	50.98'	79.51'	N 12°38'48" V	71.39'
C6	89°27'36"	106.00'	103.01'	163.51'	S 78°10'31" V	149.20'
C7	75°03'26"	21.00'	16.13'	27.51'	S 70°58'26" V	25.59'
C8	33°34'55"	60.00'	18.10'	35.17'	S 83°47'39" V	34.67'
C9	68°56'18"	87.00'	59.73'	104.68'	N 16°23'53" V	98.48'
C10	48°35'25"	100.00'	45.14'	84.81'	N 08°36'39" E	82.29'
C11	90°00'00"	12.00'	12.00'	18.85'	S 77°54'21" V	16.97'
C12	127°12'08"	32.00'	64.47'	71.04'	N 68°10'32" V	57.33'
C13	89°27'36"	121.00'	118.87'	188.93'	S 78°10'31" V	170.22'
C14	69°44'48"	113.00'	78.75'	137.56'	N 01°58'00" V	129.22'
C15	88°34'13"	10.00'	11.62'	17.20'	N 23°03'35" V	15.16'
C16	90°00'00"	23.00'	23.00'	39.27'	N 12°05'40" V	35.58'
C17	89°27'36"	113.00'	113.00'	179.56'	S 78°10'32" V	161.87'
C18	27°17'22"	61.00'	14.81'	29.05'	N 65°08'31" V	28.78'
C19	67°08'23"	35.00'	23.23'	41.01'	S 67°00'55" V	38.71'

- NOTES**
- THE PROPERTY SHOWN HEREON IS DESIGNATED AS LOUDOUN COUNTY TAX ASSESSMENT PARCEL PIN 191-16-9866 AND IS ZONED JLM-20, AL, ONOD, AND FOD PER THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.
 - THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND DOES NOT PURPORT TO REFLECT ALL EASEMENTS, ENCUMBRANCES OR OTHER CIRCUMSTANCES AFFECTING THE TITLE TO THE SUBJECT PROPERTY.
 - THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD. DEWBERRY HAS NOT BEEN PROVIDED A CURRENT TITLE REPORT AND THIS CANNOT STATE AS TO THE EXISTENCE OF ANY COVENANTS OR RESTRICTIONS.
 - APPROVAL OF THIS PLAT IN NO WAY RELIEVES THE OWNERS, DEVELOPERS, OR THEIR AGENTS OF ANY RESPONSIBILITIES REQUIRED BY THE COUNTY.
 - THE PROPERTY SHOWN HEREON IS SUBJECT TO CONDITIONS CONTAINED WITHIN SECTION 4-1500 (FLOODPLAIN OVERLAY DISTRICT), SECTION 4-1600 (SEVEN CREEK VALLEY BUFFER), SECTION 4-1600 (AIRPORT IMPACT OVERLAY DISTRICT), AND SECTION 4-1600 (QUARRY WITHIN MAJOR & MINOR FLOODPLAIN AS IDENTIFIED ON THE LOUDOUN COUNTY FLOODPLAIN MAP). ANY USE OF ACTIVITY IN THE FLOODPLAIN OVERLAY DISTRICT, INCLUDING THE INSTALLATION OF PRIVATE DRIVES, REQUIRES A FLOODPLAIN DISTRICT USE PERMIT. PROCEDURES SET FORTH IN THE ZONING ORDINANCE. THE EXTENT OF A FLOODPLAIN OVERLAY DISTRICT IS SUBJECT TO CHANGE WITH CHANGING LAND USE.
 - PORTIONS OF THE PROPERTY LIE WITHIN THE Ldn 60 1-MILE BUFFER, AND Ldn 60 AIRPORT IMPACT ZONES ASSOCIATED WITH LEESBURG MUNICIPAL AIRPORT. THE Ldn 60 AIRPORT IMPACT ZONES ARE SET FORTH IN SECTION 4-1500 (FLOODPLAIN OVERLAY DISTRICT) AND SECTION 4-1600 (SEVEN CREEK VALLEY BUFFER). THE Ldn 60 AIRPORT IMPACT ZONES ARE SET FORTH IN SECTION 4-1600 (AIRPORT IMPACT OVERLAY DISTRICT) AND SECTION 4-1600 (QUARRY WITHIN MAJOR & MINOR FLOODPLAIN AS IDENTIFIED ON THE LOUDOUN COUNTY FLOODPLAIN MAP). ANY USE OF ACTIVITY IN THE FLOODPLAIN OVERLAY DISTRICT, INCLUDING THE INSTALLATION OF PRIVATE DRIVES, REQUIRES A FLOODPLAIN DISTRICT USE PERMIT. PROCEDURES SET FORTH IN THE ZONING ORDINANCE. THE EXTENT OF A FLOODPLAIN OVERLAY DISTRICT IS SUBJECT TO CHANGE WITH CHANGING LAND USE.
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 - THE PROPERTY LINES DEPICTED HEREON ARE PER INSTRUMENTS OF RECORD AND DO NOT REFLECT A FIELD RUN BOUNDARY SURVEY PERFORMED BY DEWBERRY. THE REFERENCE TO VIRGINIA STATE GRID NORTH IS PER A FIELD RUN GPS SURVEY PERFORMED BY DEWBERRY IN WHICH THE PROPERTY LINES OF RECORD WERE ROTATED TO FOUND MONUMENTATION WHICH WERE COMPUTED, AND SUBSEQUENTLY PLACED, ON VIRGINIA STATE GRID NORTH ~ MAG 83.
 - THE SUBJECT PROPERTY IS SUBJECT TO CONDITIONS CONTAINED WITHIN THE FOLLOWING PREVIOUSLY APPROVED APPLICATIONS: BLAD 2002-0008 (APPROVED APRIL 29, 2008), SPAM 2010-0023 (APPROVED SEPTEMBER 4, 2010), SPEX 2003-0022 (APPROVED JUNE 5, 2007), SPEX 2008-0002 (APPROVED SEPTEMBER 6, 2008), STR 2004-0089 (APPROVED JANUARY 6, 2009), SBMV 2008-0010 (APPROVED SEPTEMBER 17, 2008), BLAD 2007-0059 (APPROVED JANUARY 24, 2008), SPEX 1986-0014 (APPROVED JUNE 9, 1986), SPAM 200-0019 (APPROVED MAY 1, 2000), AND BLAD 2008-0026 (APPROVED APRIL 29, 2008).
 - THE EASEMENTS, AND FACILITIES, CREATED HEREON, ARE FOR THE BENEFIT OF THE TOWN OF LEESBURG, VIRGINIA.
 - THE LAND SHOWN HEREON IS NOW IN THE NAME OF COUNTY OF LOUDOUN, VIRGINIA (AKA BOARD OF SUPERVISORS OF THE COUNTY OF LOUDOUN, VIRGINIA, AND/OR LOUDOUN COUNTY BOARD OF SUPERVISORS), AND WERE ACQUIRED BY THEM BY THE FOLLOWING DOCUMENTS: DB 887 PG 1808 ~ DEED OF CONVEYANCE DB 868 PG 809 ~ DEED OF CONVEYANCE DB 1795 PG 1692 ~ DEED OF CONVEYANCE INSTR. 20071218-0087268 ~ DEED OF CONVEYANCE INSTR. 20080125-0034512 ~ PLAT OF BOUNDARY LINE ADJUSTMENT INSTR. 20080606-0034512 ~ PLAT OF BOUNDARY LINE ADJUSTMENT INSTR. 20080923-0057402 ~ PLAT OF SUBDIVISION WAIVER

OWNER
 COUNTY OF LOUDOUN, VIRGINIA
 1 HARRISON STREET, SE
 P.O. BOX 2000
 LEESBURG, VIRGINIA 20177

TABLE OF CONTENTS
 SHEET 1: COVER SHEET ~ ORIGINAL SIGNATURE
 SHEET 2: REVISION BLOCK ~ REPRODUCED SIGNATURE
 SHEETS 3-6: PLAT ~ REPRODUCED SIGNATURE

PLAT SHOWING
PUMP STATION EASEMENTS, SANITARY SEWER EASEMENTS, WATERLINE EASEMENTS, INGRESS-EGRESS EASEMENTS, AND VARIOUS TEMPORARY EASEMENTS
 ON THE LANDS OF
COUNTY OF LOUDOUN, VIRGINIA
 ELECTION DISTRICT ~ LOUDOUN COUNTY, VIRGINIA
 SCALE: N/A ~ DATE: MAY 7, 2011

Dewberry
 Dewberry & Davis LLC
 1603 Edwards Ferry Road, Suite 200, Leesburg, Virginia 20178
 Phone 703.771.8004 Metro 703.476.1338 Fax 703.771.4081
 www.dewberry.com
 RP8-1006-1C

REVISION BLOCK

NUMBER	REVISION DESCRIPTION	DATE
1	TOWN COMMENTS	06/07/11

SHEET 1 OF 6

KEY SHEET
 * FOR MORE INFORMATION SEE SHEETS J-6 *
 GRAPHIC SCALE
 (IN FEET)
 1 inch = 300 ft.

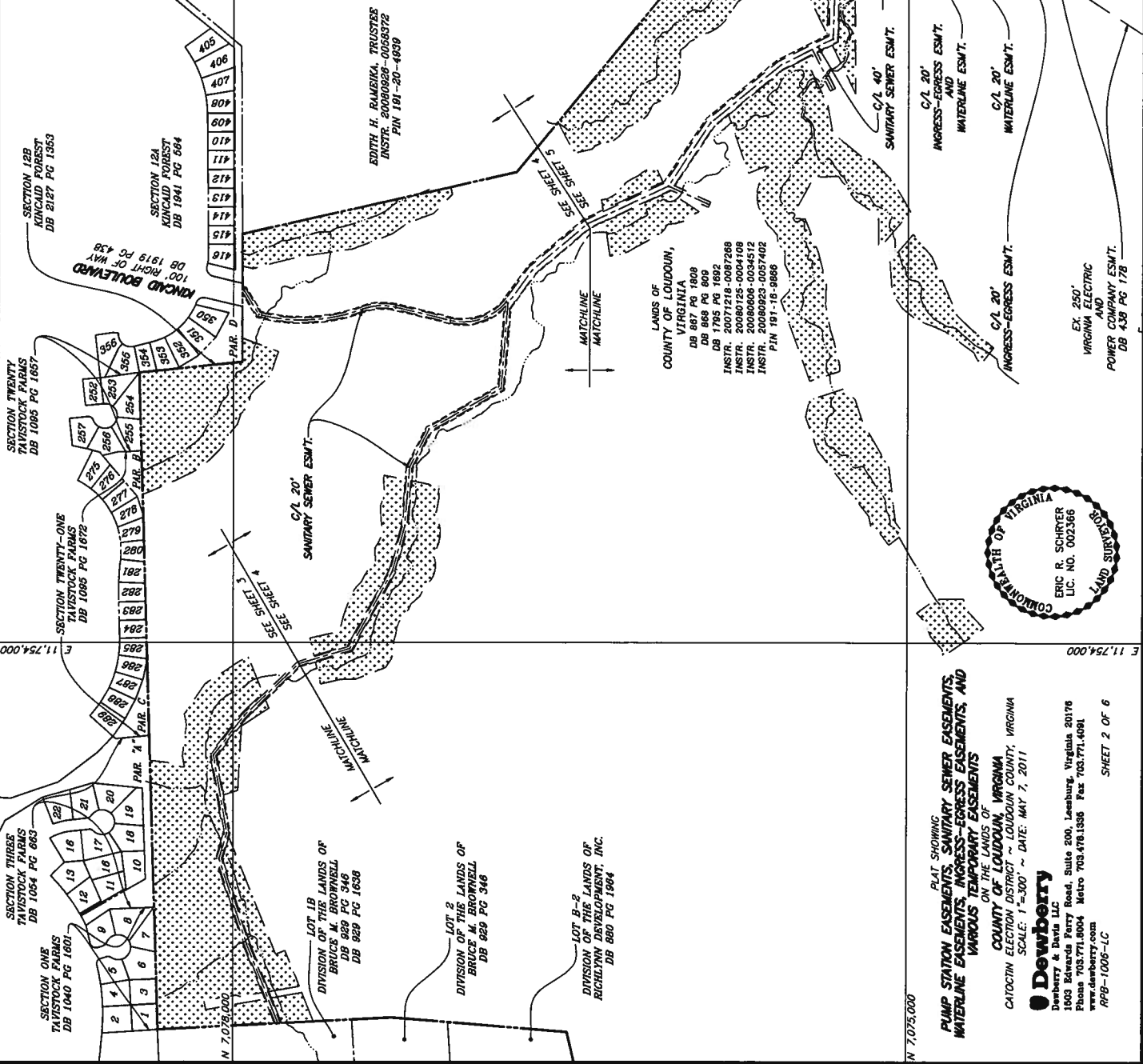


N 7,075,000

E 11,757,000

LEGEND
 EX. PRESERVATION AREA
 INSTR. 20101028-0067565
 STREAM

VIRGINIA STATE GRID NORTH ~ NAD 83



PLAT SHOWING
 PUMP STATION EASEMENTS, SANITARY SEWER EASEMENTS,
 WATERLINE EASEMENTS, INGRESS-EGRESS EASEMENTS, AND
 VARIOUS TEMPORARY EASEMENTS
 ON THE LANDS OF
 COUNTY OF LOUDOUN, VIRGINIA
 CAUTION ELECTION DISTRICT ~ LOUDOUN COUNTY, VIRGINIA
 SCALE: 1"=300' ~ DATE: MAY 7, 2011

Dewberry
 1400 E. Lynn Ave.
 Suite 200, Leesburg, Virginia, 20176
 Phone: 703.971.4000 Fax: 703.971.4001
 www.dewberry.com
 APB-1006-LC

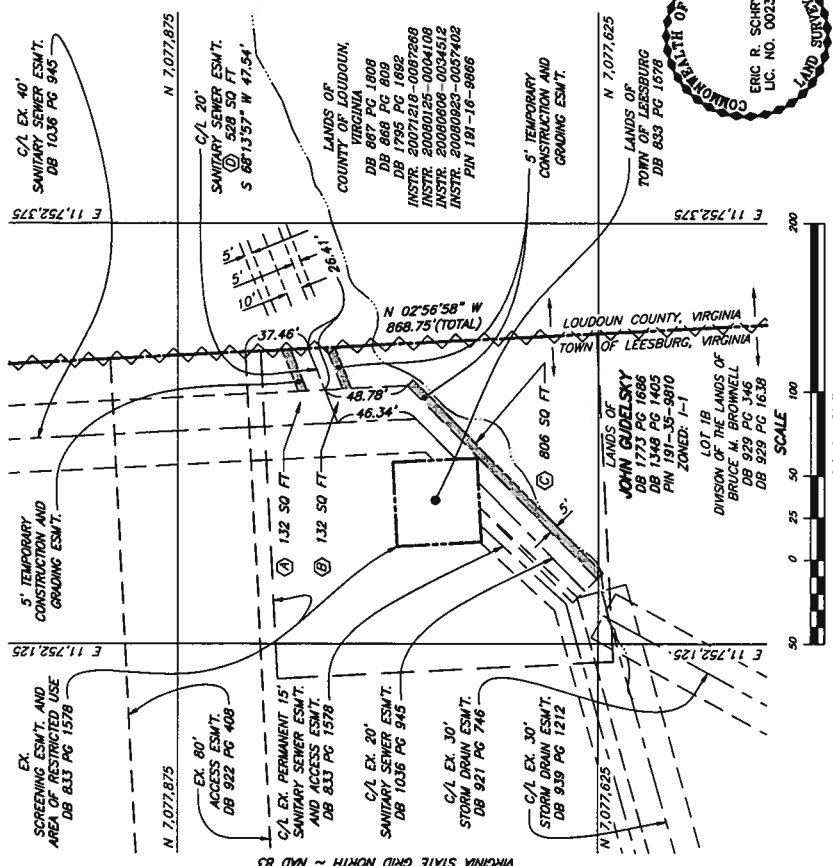
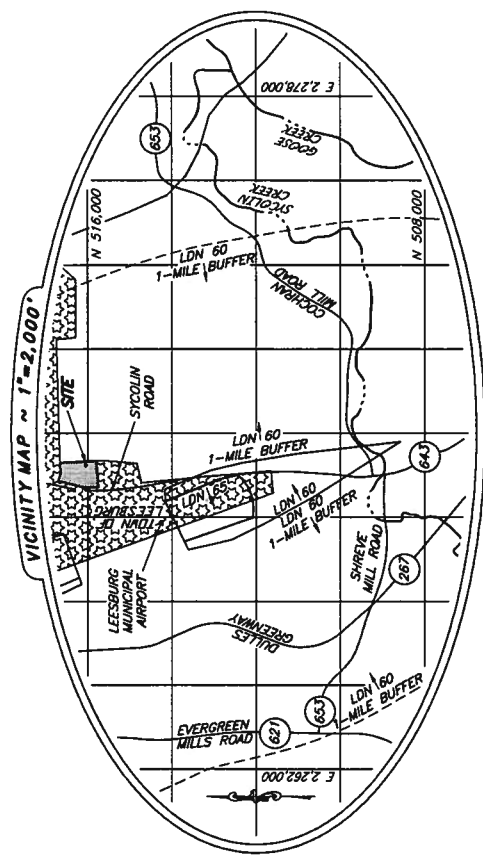
SHEET 2 OF 6

N 7,075,000

E 11,754,000

NOTES

1. THE PROPERTY SHOWN HEREON IS DESIGNATED AS LOUDOUN COUNTY TAX ASSESSMENT PARCEL PIN 191-35-9810 AND IS ZONED I-1, PER THE TOWN OF LEESBURG ZONING ORDINANCE.
2. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND DOES NOT PURPORT TO REFLECT ALL EASEMENTS, ENCUMBRANCES OR OTHER CIRCUMSTANCES AFFECTING THE TITLE TO THE SUBJECT PROPERTY.
3. EASEMENTS ARE TO BE KEPT FREE AND CLEAR OF OBSTRUCTIONS SUCH AS STRUCTURES, TREES, SHRUBBERY, AND FENCES. REMOVAL OF OBSTRUCTIONS IN EASEMENTS BY THE TOWN OR UTILITY COMPANY DOES NOT MAKE THE TOWN OR UTILITY COMPANY RESPONSIBLE FOR RESTORING THE EASEMENT TO ITS ORIGINAL FORM OR FOR DAMAGES.
4. APPROVAL OF THIS PLAT DOES NOT RELIEVE THE OWNER/DEVELOPER OR THEIR AGENTS OF ANY LEGAL RESPONSIBILITY OF THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE TOWN OF LEESBURG.
5. THE SUBJECT PROPERTY LIES WITHIN THE 60' ONE-MILE BUFFER AREA, AND ARE THEREFORE SUBJECT TO THE STANDARDS OF SECTION 7.7 (AIRPORT OVERLAY DISTRICT) OF THE TOWN OF LEESBURG ZONING ORDINANCE. AS SUCH, A DISCLOSURE STATEMENT SHALL BE REQUIRED FOR ALL RESIDENTIAL DWELLING UNITS TO BE CONSTRUCTED OUTSIDE OF, BUT WITHIN ONE (1) MILE OF THE 60' AIRPORT NOISE CONTOUR. THE SUBDIVIDER OR DEVELOPER SHALL DISCLOSE IN WRITING TO ALL PROSPECTIVE PURCHASERS THAT THEY ARE LOCATED WITHIN AN AREA THAT WILL BE AFFECTED BY AIRCRAFT OVER-FLIGHTS TO ALL APPLICABLE DOCUMENTS, SUCH AS THE PLAT, AND BE ACCOMPANIED BY INCLUSION OF THIS INFORMATION IN ALL HOMEOWNERS ASSOCIATION DOCUMENTS, BY INCLUSION ON ALL SUBDIVISION PLATS AND SITE PLANS, AND WITHIN ALL DEEDS REQUIRED FOR SUBMISSION OR SITE PLAN APPROVAL.
6. THE EASEMENTS, AND FACILITIES, CREATED HEREON, ARE FOR THE BENEFIT OF THE TOWN OF LEESBURG, VIRGINIA.
7. THE PROPERTY LINES DEPICTED HEREON ARE PER INSTRUMENTS OF RECORD AND DO NOT REFLECT A FIELD RUN BOUNDARY SURVEY PERFORMED BY DENBERRY. THE REFERENCE TO VIRGINIA STATE GRID NORTH IS PER A FIELD RUN GPS SURVEY PERFORMED BY DENBERRY IN WHICH THE PROPERTY LINES OF RECORD WERE ROTATED TO FOUND MONUMENTATION WHICH WERE COMPUTED, AND SUBSEQUENTLY PLACED, ON VIRGINIA STATE GRID NORTH ~ MAD 83.
8. THE LAND SHOWN HEREON IS NOW IN THE NAME OF "JOHN GUIDELSKY" AND WAS ACQUIRED BY HIM BY QUITCLAIM DEED RECORDED IN DEED BOOK 1773 PAGE 1686, AND BY TRUSTEE'S DEED RECORDED IN DEED BOOK 1348 PAGE 1405.



EASEMENT AREA TABULATION

- 5' TEMPORARY CONSTRUCTION AND GRADING ESM.T.
- ① 132 SQ FT
- ② 806 SQ FT
- ③ 1,070 SQ FT (TOTAL)
- 20' SANITARY SEWER ESM.T.
- ④ 528 SQ FT

TABLE OF CONTENTS

SHEET 1: PLAT ~ ORIGINAL SIGNATURE
OWNER
JOHN GUIDELSKY
P.O. BOX 220712
CHAMMILLI, VIRGINIA 20153

REVISION BLOCK		
NUMBER	TOWN COMMENTS DESCRIPTION	DATE
1		08/30/11

LEGEND

- 5' TEMPORARY CONSTRUCTION AND GRADING ESM.T.
- STREAM

PLAT SHOWING VARIOUS EASEMENTS ON THE LANDS OF JOHN GUIDELSKY

TOWN OF LEESBURG ~ LOUDOUN COUNTY, VIRGINIA
SCALE: 1"=50' ~ DATE: MAY 27, 2011

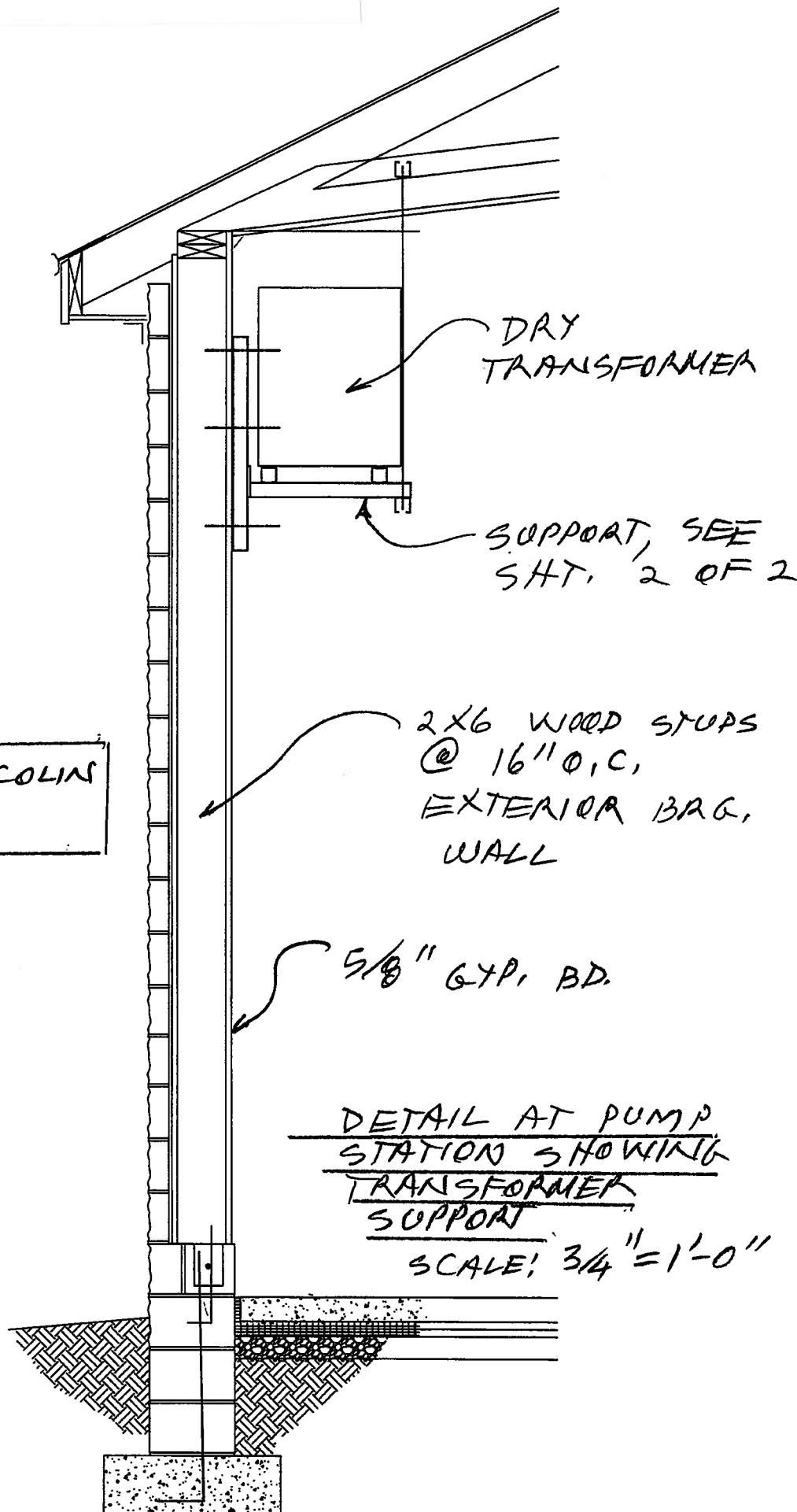


Dewberry & Davis, LLC
1805 Berrys Ferry Road, Suite 200, Leesburg, Virginia 20176
Phone: 703.771.6804, Metro 703.478.1336 Fax: 703.771.4081
dewberry.com
RPB-1007-1C

SHEET 1 OF 1



LAND SURVEYOR
ERIC R. SCHRYER
LIC. NO. 002366



LOWER SYCOLIN
SEWAGE

E3 SKI
11-22-11

SHT. 1 OF
2 SHTS.

DETAIL AT PUMP
STATION SHOWING
TRANSFORMER
SUPPORT

SCALE: 3/4" = 1'-0"

LOWER SYCOLIN
SEWAGE

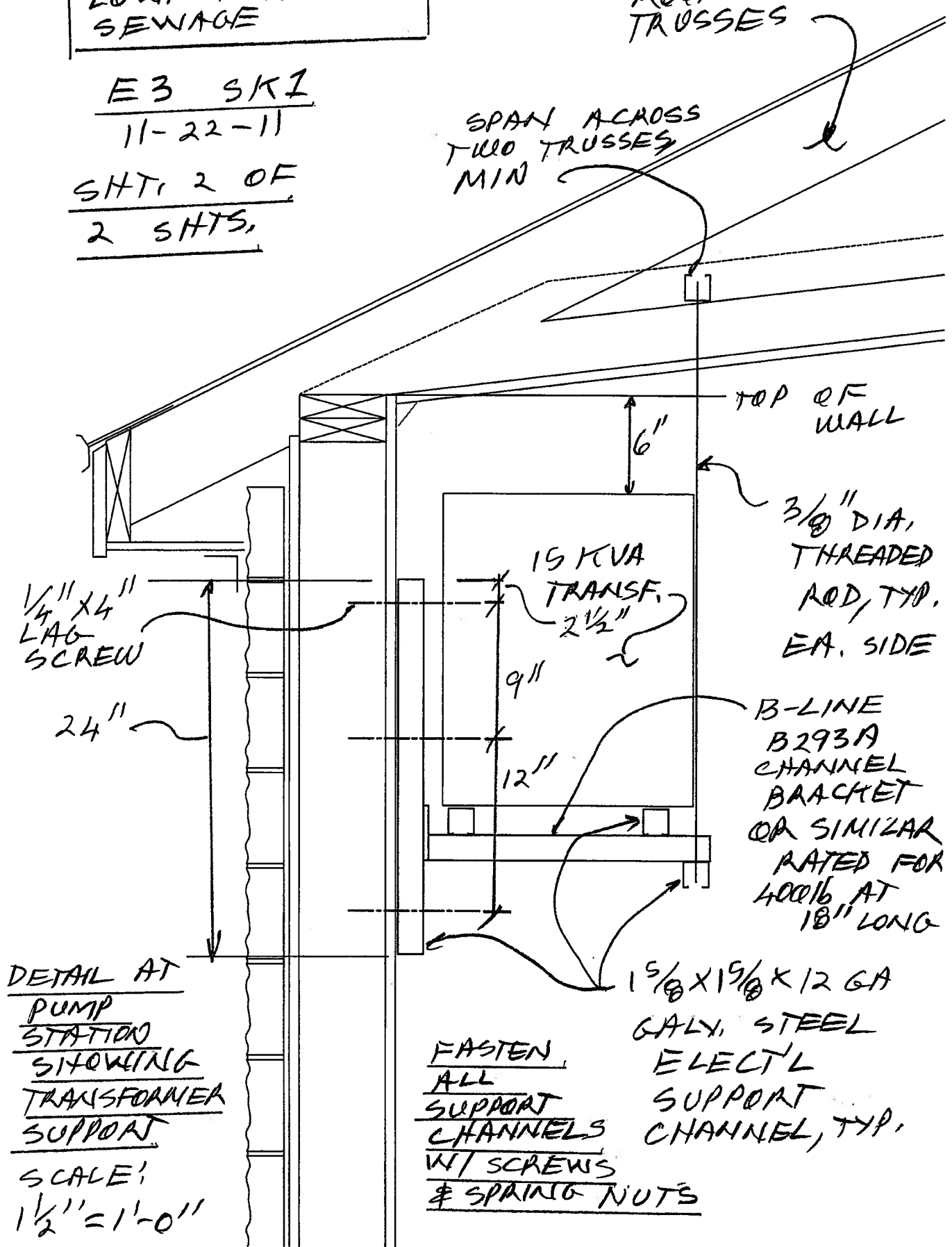
E3 SK1

11-22-11

SHT. 2 OF
2 SHTS.

ROOF
TRUSSES

SPAN ACROSS
TWO TRUSSES
MIN



TOP OF WALL

3/8" DIA,
THREADED
ROD, TYP.
EA. SIDE

15 KVA
TRANSF.
2 1/2"

B-LINE
B293A
CHANNEL
BRACKET
OR SIMILAR
RATED FOR
400 LB AT
18" LONG

1/4" X 4"
LAG
SCREW

24"

9"

12"

1 5/8 X 1 5/8 X 12 GA
GALV. STEEL

FASTEN
ALL
SUPPORT
CHANNELS
W/ SCREWS
& SPRING NUTS
ELECT'L
SUPPORT
CHANNEL, TYP.

DETAIL AT
PUMP
STATION
SHOWING
TRANSFORMER
SUPPORT

SCALE:
1/2" = 1'-0"