

CIVIL ENGINEERING PLAN

POHICK REGIONAL PARK

PIRATE'S COVE WATERPARK

WATERLINE IMPROVEMENTS

UTILITIES

PRIMARY UTILITY COMPANIES

	VIRGINIA 811	EMERGENCY
AMERICAN TELEPHONE & TELEGRAPH CO.	811	1-800-241-3624
COLUMBIA GAS OF VIRGINIA	811	1-800-543-8911 - (703) 631-5363 (METRO)
COLUMBIA GAS TRANSMISSION CORP.	811	1-800-835-7191 (24 HRS)
COLONIAL PIPELINE CO.	811	1-800-926-2728
COX COMMUNICATIONS	811	(703) 313-6527 OR (703) 313-6531
DOMINION VIRGINIA POWER	811	(703) 591-2606
FAIRFAX COUNTY WATER AUTHORITY	811	(703) 698-5613
FAIRFAX CO. WASTEWATER COLLECTION DIVISION	811	(703) 323-1211
FAIRFAX CITY WATER SERVICE	811	(703) 385-7915 OR 385-7924 (24 HRS)
FAIRFAX COUNTY PUBLIC SAFETY	811	911
FALLS CHURCH PUBLIC UTILITIES / WATER	811	(703) 248-5044
MCI, INTERNATIONAL	811	1-800-852-6700
MCI, WORLD	811	1-800-624-9675
METROPOLITAN FIBER SYSTEMS	811	(703) 852-6700
NORTHERN VIRGINIA ELEC. CO-OP	811	(703) 335-0500
TRANSCO GAS PIPELINE CO.	811	1-800-440-8475 (24 HRS)
TOWN OF HERNDON PUBLIC WORKS	811	(703) 435-6860 STATION 185 (703) 368-3255
TOWN OF VIENNA WATER SERVICE	811	(703) 255-6381 AFTER 5:00 PM, (703) 255-6385
SPRINT (GLOBAL ONE)	811	1-800-521-0579 (24 HRS)
VERIZON (BELL ATLANTIC)	811	1-800-275-2355 (703) 954-2222 (24 HRS)
VERIZON SOUTH	811	1-800-745-1944 (EMERGENCY REPAIR)
WASHINGTON GAS	811	(703) 750-1000 (GAS LEAK (703) 750-4831)

FIBER OPTIC UTILITY COMPANIES

FIBER OPTIC COMPANIES	MISS UTILITY	EMERGENCY
Abovenet Communications	811	1-888-636-2778
Comcast Communications in Alexandria	811	
Cavalier Telephone Company	811	1-888-662-5700
Comcast Communications in Reston	811	(after hours 703-841-7700)
Cox Communications Fiber Division	811	(703) 313-6527 OR (703) 313-6531
Dominion Telecom	811	1-888-854-2138
Level 3 Communications, LLC	811	1-887-366-8344
Lightwave Spectrum, Inc.	811	1-800-388-6460
Looking Glass Network, Inc.	811	1-866-342-7288
MCI	811	(703) 391-5787; (Cell - 703-598-1721)
Verizon South	811	1-800-745-1944 (Emergency Repair)
Qwest Communications Corporation	811	1-800-283-4237
Sprint	811	1-800-521-0579
Star Power Communications	811	
TCG/A&T	811	1-888-634-1840 (Pager)
WIFeL Communications	811	1-888-265-2283
XO Communications	811	
YIPES Communication, Inc.	811	
Xpedius	811	1-800-627-0181

EXISTING UTILITIES

- THE UTILITY INFORMATION SHOWN ON THESE PLANS IS TAKEN FROM AVAILABLE RECORD AND IN SOME CASES INFORMATION PROVIDED BY AN UNDERGROUND UTILITY DESIGNATING AND LOCATING COMPANY. THE NOVA PARK AUTHORITY DOES NOT GUARANTEE THAT THE UTILITY INFORMATION SHOWN ON THE PLANS IS COMPLETE OR ACCURATE. THE CONTRACTOR MUST VERIFY THE UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
- ALL EXISTING UNDERGROUND UTILITIES IN THE VICINITY OF PROPOSED IMPROVEMENTS/CONSTRUCTION SHALL BE MARKED IN THE FIELD BY VIRGINIA 811 PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING THE FIELD MARKING OF UTILITIES WITH "VIRGINIA 811".
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT EXISTING UTILITIES ARE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS WITHIN THE LIMITS OF CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS INDICATED ON THE CONSTRUCTION PLANS.
- CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED CONSTRUCTION OR EXCAVATION AT LEAST 3 WORKING DAYS, BUT NOT MORE THAN 10 WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION IN ACCORDANCE WITH CHAPTER 63 OF FAIRFAX COUNTY CODE. NAMES AND TELEPHONE NUMBERS OF THE VARIOUS OPERATORS OF UNDERGROUND UTILITY LINES IN FAIRFAX COUNTY APPEAR ABOVE. THESE NUMBERS WILL ALSO BE USED TO SERVE EMERGENCY CONDITION NOTICE AS REQUIRED BY CHAPTER 63 OF THE FAIRFAX COUNTY CODE.
- THE CONTRACTOR SHALL CONTACT "VIRGINIA 811" AT 811, UTILITY COMPANY REPRESENTATIVES, PERFORM TEST PITS, REVIEW CURRENT TEST PIT DATA, AND WHATEVER OTHER OPERATIONS AVAILABLE TO INSURE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES IN THE AREA OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE NOVA PARKS OF ANY POTENTIAL CONFLICTS PRIOR TO COMMENCING CONSTRUCTION.

VIRGINIA 811

CALL "VIRGINIA 811" AT 811, 48 HOURS PRIOR TO THE START OF WORK. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDER GROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH REQUIREMENTS OF FAIRFAX COUNTY CODES AND REGULATIONS.

CAUTION!!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE, (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others), AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

EMERGENCY

1-800-241-3624	1-800-543-8911 - (703) 631-5363 (METRO)
1-800-835-7191 (24 HRS)	1-800-926-2728
(703) 313-6527 OR (703) 313-6531	(703) 591-2606
(703) 698-5613	(703) 323-1211
(703) 385-7915 OR 385-7924 (24 HRS)	(703) 248-5044
911	1-800-852-6700
(703) 435-6860 STATION 185 (703) 368-3255	1-800-624-9675
(703) 255-6381 AFTER 5:00 PM, (703) 255-6385	(703) 852-6700
1-800-521-0579 (24 HRS)	(703) 335-0500
1-800-275-2355 (703) 954-2222 (24 HRS)	1-800-745-1944 (EMERGENCY REPAIR)
(703) 750-1000 (GAS LEAK (703) 750-4831)	(703) 440-8475 (24 HRS)

OWNER/DEVELOPER

NOVA PARKS
5400 OX ROAD,
FAIRFAX STATION, VIRGINIA 22032

ATTN: RODNEY THOMAS
CONTACT: RTHOMAS@NVRPA.ORG

CIVIL ENGINEER

BOWMAN
13461 SUNRISE VALLEY DRIVE
SUITE 500
HERNDON, VIRGINIA 20171
ATTN: CHRISTIE LAFON, P.E.
CONTACT: CLAFOON@BOWMAN.COM

NOTES:

- CONTRACTOR TO COORDINATE LOCATING OF EXISTING UNDERGROUND UTILITIES AND TEST PITS.
- CONTRACTOR IS RESPONSIBLE FOR MOBILIZATION AND PHASING OF PROJECT SUCH THAT NO MORE THAN 2,500 SF OR 250 LF OF TRENCHING IS DISTURBED AT ANY POINT IN TIME. PREVIOUS PHASE MUST BE BACKFILLED AND STABILIZED PRIOR TO LAND DISTURBANCE IN SUBSEQUENT PHASE.

PROJECT DESCRIPTION:

THIS PLAN PROPOSES THE EXTENSION OF AN EXISTING WATER MAIN TO SERVICE THE PIRATE'S COVE WATER PARK BUILDING. THE EXISTING BUILDING IS CURRENTLY SERVED BY A WELL WHICH WILL BE DISCONNECTED FROM THE BUILDING AND REPLACED WITH THE NEW SERVICE LINE. THE EXISTING WELL LINE WILL CONNECT TO THE NEW LINE WITH A NEW TEE AND VALVE AND STILL PROVIDE SERVICE TO THE EXISTING POOL SLIDES. THE TOTAL AREA TO BE DISTURBED FOR PROPOSED IMPROVEMENTS IS 1,957 SF (SEE NOTE 2 ABOVE).

DATUM NOTES:

HORIZONTAL DATUM: THE SITE SHOWN HEREON IS REFERENCED TO THE VIRGINIA STATE PLANE NAD83 (2011).

VERTICAL DATUM: THE SITE SHOWN HEREON IS REFERENCED TO THE VERTICAL DATUM OF 1929 PER GPS OBSERVATIONS AND A CORPSCON CONVERSION.

SURVEY INFORMATION:

TOPOGRAPHY SURVEY IS PER FIELD SURVEY BY BOWMAN DATED 09/09/2025

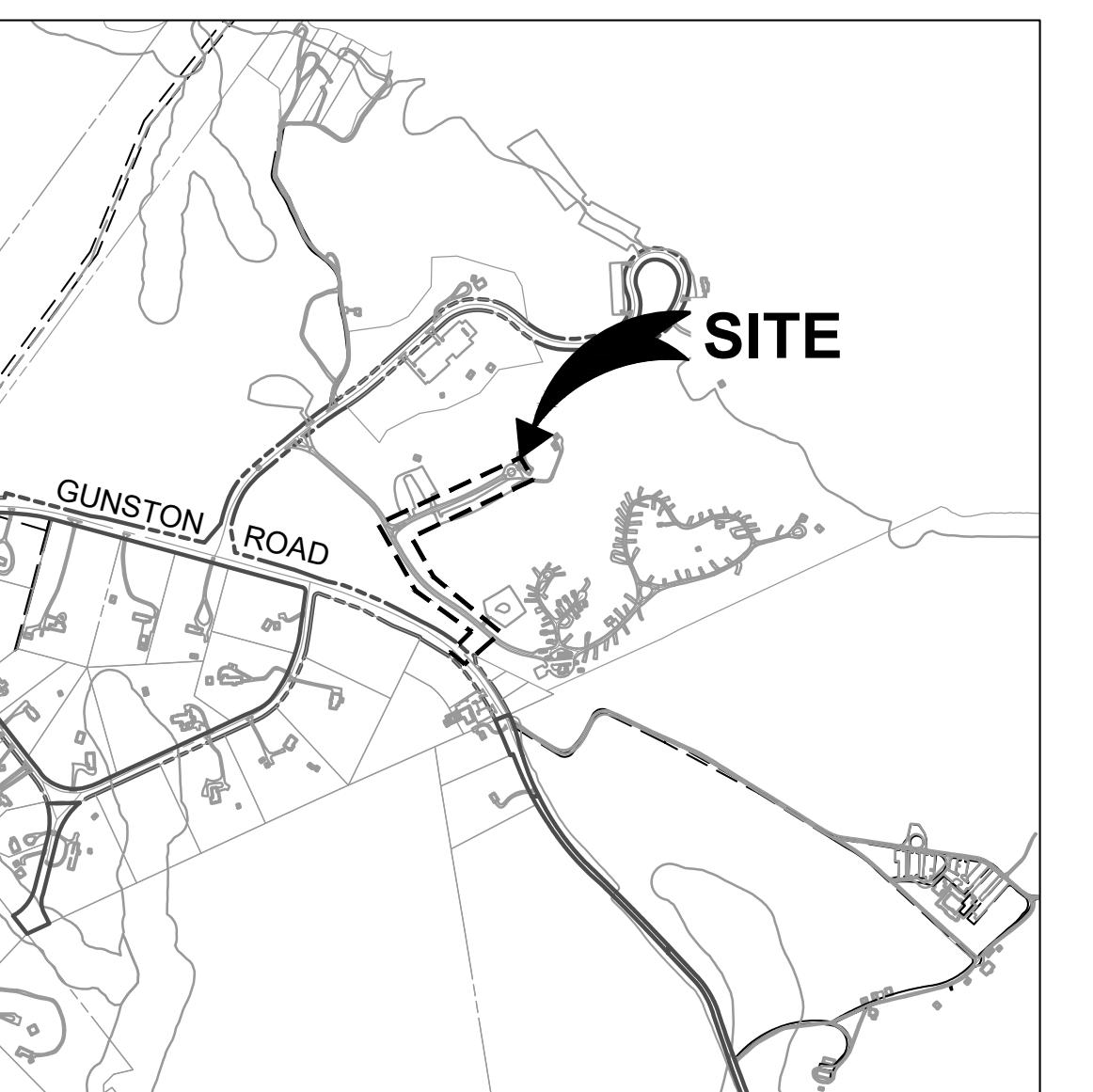
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Bowman

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SHEET INDEX

- COVER SHEET
- GENERAL NOTES
- WATERLINE DETAILS
- OVERALL VICINITY PLAN
- SITE PLAN
- SITE PLAN
- SITE PLAN
- WATERLINE PLAN & PROFILE



VICINITY MAP

SCALE: 1" = 1,000'

COVER SHEET

POHICK BAY REGIONAL PARK
PIRATE'S COVE WATERLINE IMPROVEMENTS
FAIRFAX COUNTY, VA

PROFESSIONAL ENGINEER
CHRISTIE L. LAFON
Lic. No. 063112
01/07/2026

Designed By EG&V
Checked By CL
Date December, 2025
Scale AS SHOWN
NOVA Project Number
Map Section
Sheet 01 of 11
NOVA File Number
DATE DESCRIPTION

BCG JOB NO. 140356-D-CD-001 FILE NO. 140356-D-CD-001

GENERAL NOTES

(THESE GENERAL NOTES SHALL BE USED WHERE THEY ARE APPLICABLE TO THE PROJECT PLANS.)

CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL VISIT THE SITE AND SHALL VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING A BID FOR THE CONSTRUCTION OF THE PROJECT.
2. THE CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE AND MAKE ALL INSPECTIONS NECESSARY IN ORDER TO DETERMINE THE FULL EXTENT OF THE WORK REQUIRED TO MAKE THE PROPOSED WORK CONFORM TO THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK, CONDITIONS, AND CONFIRMATION AND CONDITION OF EXISTING GROUND SURFACE AND THE CHARACTER OF THE EQUIPMENT AND FACILITIES NEEDED PRIOR TO AND DURING EXECUTION OF THE WORK. THE CONTRACTOR SHALL SATISFY HIMSELF/HERSELF AS TO THE CHARACTER, QUANTITY AND QUALITY OF SURFACE AND SUBSURFACE MATERIALS OR OBSTACLES TO BE ENCOUNTERED. ANY INACCURACIES OR DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFICATIONS MUST BE BROUGHT TO THE OWNER'S ATTENTION IN ORDER TO CLARIFY THE EXACT NATURE OF THE WORK TO BE PERFORMED PRIOR TO THE COMMENCEMENT OF ANY WORK.
3. THE INSTALLATION OF TRENCH BACKFILL AND THE RESTORATION OF DISTURBED AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS OR AS DIRECTED BY THE OWNER OR OWNER REPRESENTATIVES. ALL COMPACTION SHALL BE AT $\pm 2\%$ OF THE OPTIMUM MOISTURE CONTENT.
4. ALL SUBGRADE, SUBBASE, BASE AND SHOULDER MATERIAL SHALL BE PLACED AND COMPACTED TO THE DENSITY SPECIFIED IN THE PROJECT SPECIFICATIONS OR AS DIRECTED BY THE OWNER OR OWNER REPRESENTATIVES. ALL COMPACTION SHALL BE AT $\pm 2\%$ OF THE OPTIMUM MOISTURE CONTENT.
5. WHERE EXISTING NATURAL DRAINAGE DITCHES OR STREAM BANKS ARE DISTURBED DURING CONSTRUCTION THE CONTRACTOR SHALL RESTORE THIS AREA TO ORIGINAL ALIGNMENT, GRADE AND INVERT.
6. ANY DRAINAGE STRUCTURES OR CULVERTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED TO ORIGINAL GRADE AND ALIGNMENT.
7. THE CONTRACTOR SHALL RESTORE ALL DRIVEWAYS/ROADWAYS DISTURBED DURING CONSTRUCTION. RESTORATION SHALL CONSIST OF THE FOLLOWING:

GRAVEL DRIVEWAY/ROADWAYS:

- PROVIDE MINIMUM 6" COMPACTED VDOT 21A

ASPHALT DRIVEWAY/ROADWAYS:

- 6" COMPACTED VDOT 21A SUBBASE
- 2" VDOT IM 19.0 BASE
- 1 1/2" VDOT SM 9.5A SURFACE

8. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING ROADS, TRAILS, BRIDGES, UTILITIES AND OTHER PARK FACILITIES WHICH OCCURS AS A RESULT OF THE PROJECT CONSTRUCTION.

9. ALL STREET CUT AND PATCH WORK IN PUBLIC RIGHT-OF-WAY REQUIRED FOR UTILITIES INSTALLATION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH VDOT/FAIRFAX COUNTY STANDARDS AND SPECIFICATIONS.

10. NO BLASTING WILL BE ALLOWED WITHIN THIS PROJECT.

11. THE APPROVAL OF THIS PLAN SHALL IN NO WAY GRANT PERMISSION BY THE OWNER FOR THE CONTRACTOR TO TRESPASS ON OFF-SITE PROPERTIES.

12. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE CONTRACTOR OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.

13. ALL UTILITIES NOTED TO BE RELOCATED OR REMOVED SHALL BE AT THE CONTRACTOR'S EXPENSE, TO INCLUDE ALL POLES AND STRUCTURES AS REQUIRED. ALL POLES REQUIRED TO BE RELOCATED MUST BE MOVED PRIOR TO CONSTRUCTION.

14. THESE PLANS MAKE NO REPRESENTATION AS TO THE SUBSURFACE CONDITIONS AND THE PRESENCE OF SUBSURFACE WATER OR THE NEED FOR SUBSURFACE DRAINAGE FACILITIES.

15. THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING ALL NECESSARY INSPECTIONS.

16. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A SAFE CONSTRUCTION SITE AND COMPLYING WITH ALL OSHA REGULATIONS.

17. EMERGENCY VEHICLE ACCESS SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION.

18. ALL FINISHED GRADING, SEEDING, SODDING OR PAVING SHALL BE DONE IN SUCH A MANNER TO PRECLUDE THE PONDING OF WATER.

19. THE ENGINEER SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK SHOWN ON THESE PLANS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK. THE ENGINEER IS NOT RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE SITE FROM UNAUTHORIZED ACCESS AT ALL TIMES DURING CONSTRUCTION.

TRAFFIC MAINTENANCE

1. ALL TRAFFIC MAINTENANCE AS REQUIRED TO ALLOW CONTINUED OPERATIONS OF PARK FACILITIES AND PUBLIC ROADWAYS SHALL CONFORM WITH THE VIRGINIA WORK AREA PROTECTION MANUAL, CURRENT EDITION.

CONTRACTOR CONSTRUCTION NOTES:

1. OVERHEAD WIRES – CONTRACTOR SHALL AVOID CONTACT AND DISRUPTION OF OVERHEAD LINES, AND MAINTAIN HORIZONTAL/VERTICAL CLEARANCE DURING CONSTRUCTION AS REQUIRED BY DOMINION ENERGY, VERIZON, ETC.
2. UNDERGROUND UTILITIES – CONTRACTOR SHALL ENSURE THAT THERE IS NO DISTURBANCE OR DISRUPTION TO THE EXISTING UNDERGROUND STORM SEWER LINES BY TREE REMOVAL OPERATIONS WITHIN THE WORK ZONE AND VICINITY.

WATER SUPPLY NOTES

PIPING MATERIAL

MAIN:
FITTINGS:

4" HDPE PIPE
HDPE PIPE IN ACCORDANCE WITH AWWA C901. SHALL CONFORM TO PIPE MATERIAL STANDARDS

TRACER WIRE:

COPPERHEAD SOLOSHOT EXTRA HIGH STRENGTH CCS (#14 AWG. TO BE INSTALLED WITH PIPING DURING BORING.

VALVE:

AVK SERIES 66

1. PROPOSED WATERLINE LOCATION SHOWN ARE APPROXIMATE. ACTUAL ALIGNMENT SHALL BE FIELD ADJUSTED TO AVOID AS MANY TREE ROOTS AS FEASIBLE AND MAINTAIN REQUIRED CLEARANCES FROM OTHER UTILITIES. AFTER THE WATERLINE HAVE BEEN STAKED, AND PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL WALK THE SITE WITH THE OWNER AND MAKE ADJUSTMENTS TO WATERLINE ALIGNMENT OR HYDRANT LOCATIONS TO AVOID IMPACTS TO EXISTING MATURE TREES TO THE GREATEST EXTENT PRACTICAL.
2. THE MAIN 4" HDPE LINE SHALL BE DIRECTIONALLY BORED TO MINIMIZE ENVIRONMENTAL IMPACTS. CONTRACTOR SHALL FIELD LOCATE AND IDENTIFY FEASIBLE BORE PIT LOCATIONS TO DESIGNATE LAUNCH AND RECEIVING PITS FOR DIRECTIONAL BORING.
3. MINIMUM HORIZONTAL CLEARANCE FROM SEWER CONNECTIONS AND UNDERGROUND ELECTRIC LINES IS 4 FEET. MINIMUM VERTICAL CLEARANCE FROM EXISTING UTILITY AND WATER LINE IS 1 FEET.
4. NEW WATER MAINS MUST BE DISINFECTED IN ACCORDANCE WITH SECTION 12VAC5-590-1210 OF THE VIRGINIA WATERWORKS REGULATIONS.

5. FOLLOWING DISINFECTION, WATERLINES MUST BE TESTED FOR BACTERIOLOGICAL QUALITY IN ACCORDANCE WITH SECTION 12VAC5-590-1000 OF THE VIRGINIA WATERWORKS REGULATIONS.

6. CONTRACTOR TO PERFORM TEST PITS IN ORDER TO LOCATE ALL EXISTING UTILITIES BOTH HORIZONTAL AND VERTICAL IN ORDER TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF A GIVEN UTILITY AND TO ASSIST THE CONTRACTOR AND/OR OWNER IN DETERMINING AREAS OF SPECIAL CONCERN. LOCATIONS WHERE TEST PITS ARE DESIGNATED SHOULD BE EXCAVATED PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES THAT OCCUR BY HIS/HER FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. THESE INDICATIONS ARE NOT INTENDED TO BE ALL-INCLUSIVE AND WILL NOT RELIEVE THE CONTRACTOR AND/OR OWNER OF THE RESPONSIBILITY OF DIGGING ADDITIONAL TEST PITS, AS MIGHT BE REQUIRED BY ACTUAL SITE CONDITIONS. ANY DISCREPANCIES FOUND BETWEEN ACTUAL AND ASSUMED CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER OF RECORD AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE.

7. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND COORDINATING ALL TEST PITS PRIOR TO CONSTRUCTION. NOTED THAT MISS UTILITY MAY NOT RESPOND TO REQUESTS AND/OR PROVIDE LOCATIONS/MARKINGS ON THIS PROPERTY. CONTRACTOR MAY NEED TO ENGAGE PRIVATE UTILITY LOCATING SERVICE – AT CONTRACTOR'S EXPENSE.

SURVEY NOTES

1. THE SURVEYED PROPERTY IS CURRENTLY IN THE NAME OF NORTHERN VIRGINIA REGIONAL PARK AUTHORITY, AND DESIGNATED AS FAIRFAX COUNTY VIRGINIA MAP NUMBER 1144-01-0018
2. THE PROPERTY AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED WITHIN.
3. THE PROPERTY SHOWN HEREON LIES IN ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS FOR FAIRFAX COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBER 51059C0395E, EFFECTIVE DATE SEPTEMBER 17, 2020.
4. APPROXIMATE LOCATION OF UNDERGROUND UTILITIES ARE SHOWN PER PRIVATE UTILITY MARK OUT PERFORMED BY ARMOR UTILITY LOCATING ON DECEMBER 15, 2025, AND FIELD LOCATED WITH CONVENTIONAL FIELD SURVEY METHODS UNLESS OTHERWISE NOTED.
5. HORIZONTAL DATUM IS REFERENCED TO VIRGINIA STATE PLANE NAD83 (2011). VERTICAL DATUM IS REFERENCED TO NGVD29 PER GPS OBSERVATIONS AND A CORPSCON CONVERSION.
6. TOPOGRAPHIC SURVEY IS PER FIELD SURVEY BY BOWMAN ON 09/09/2025.

CONSTRUCTION NOTES

1. CONTRACTOR SHALL TAKE ALL NECESSARY SAFETY MEASURES TO ASSURE SAFE WORKING CONDITIONS INCLUDING THE FOLLOWING:
 - 1.1. PROVIDE PROTECTIVE CONCRETE BARRIERS AND STEEL PLATING AT TOP OF ACCESS PITS.
 - 1.2. PROVIDE EXCAVATION SUPPORT SYSTEM IN ACCORDANCE WITH OSHA AND OTHER ACCEPTABLE STANDARDS.
 2. MAINTAIN BORE PIT ACCESS TO PERMIT THE WORK TO BE PERFORMED SAFELY AND AT THE LINES AND GRADES SHOWN ON THE PLANS.

BORING METHOD:

1. BORING MACHINE: BORING MACHINE SHALL AFFORD ADEQUATE PROTECTION AGAINST LOSS OF GROUND, AND PERMIT GROUND SUPPORT ADJACENT TO TRENCHLESS CROSSING'S FACE AS REQUIRED BY GROUND CONDITIONS.
 - 1.1. USE A METHOD OF ADVANCING THE BORING MACHINE THAT ENSURES CORRECT ALIGNMENT AT ALL TIMES WITHOUT BINDING OR IMPOSING EXCESSIVE LOADS ON THE INITIAL TRENCHLESS CROSSING SUPPORTS OR UPON THE SUPPORTING GROUND.
 - 1.2. DEVIATION FROM LINE AND GRADE SHALL NOT EXCEED 3 INCHES IN ANY DIRECTION AT ANY POINT ALONG THE CASING PIPE.

OPEN CUT CASING METHOD:

1. EXCAVATE TRENCH AND PROVIDE 6-INCH COMPAKTED SELECT FILL BEDDING FOR STEEL CASING PIPE.
2. DEVIATION FROM LINE AND GRADE: DEVIATION FROM LINE AND GRADE SHALL NOT EXCEED 3 INCHES IN ANY DIRECTION AT ANY POINT ALONG THE CASING PIPE.

FAIRFAX WATER STANDARD CONSTRUCTION NOTES:

1. ALL WATER MAIN CONSTRUCTION, TESTING AND SAMPLING SHALL COMPLY WITH THE REQUIREMENTS AND SPECIFICATIONS OF FAIRFAX WATER'S CONSTRUCTION PRACTICE MANUAL AND THE REQUIREMENTS OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL. ALL WATER MAIN, FITTINGS AND APPURTENANCES SHALL COMPLY WITH FAIRFAX WATER'S APPROVED PRODUCTS LIST. THE CONSTRUCTION PRACTICE MANUAL AND APPROVED PRODUCTS LIST MAY BE FOUND ON THE FW WEBSITE AT WWW.FAIRFAXWATER.ORG.

2. THE DEVELOPER SHALL NOTIFY FAIRFAX WATER THREE DAYS PRIOR TO COMMENCING CONSTRUCTION OF THE WATER MAIN (PHONE NUMBER 703-289-6388 OR EMAIL: CONSTRUCTIONRECORDS@FAIRFAXWATER.ORG).

3. NO WATER MAIN CONSTRUCTION IS PERMITTED, OR VALVES OPERATED WITHOUT PRIOR NOTIFICATION OF FAIRFAX WATER (PHONE NUMBER 703-289-6388 OR EMAIL CONSTRUCTIONRECORDS@FAIRFAXWATER.ORG).

4. MAXIMUM WORKING PRESSURE SHALL BE 90 PSI.

5. THE DEVELOPER WILL BE RESPONSIBLE FOR ANY RELOCATION OR REMOVAL OF WATER MAINS AND APPURTENANCES DUE TO THE DEVELOPMENT OF THIS PROPERTY. SERVICE LINES WHICH WILL NO LONGER BE USED SHALL BE REMOVED AND DISCONNECTED AT THE WATER MAIN BY THE DEVELOPER, AND THE CORPORATION STOP SHUT-OFF AND CAPPED, OR REMOVED AND PLUGGED (WITH A TAPERED PLUG) AS DIRECTED BY THE FAIRFAX WATER INSPECTOR. THE DEVELOPER MAY ALSO BE REQUIRED TO USE ADDITIONAL PIPE RESTRAINT OR ALTERNATIVE CONSTRUCTION METHODS NOT SHOWN ON THE PLANS IF FIELD CONDITIONS WARRANT, AS DETERMINED BY THE FAIRFAX WATER INSPECTOR.

6. ALL NEW AND EXISTING VALVE BOXES MUST BE FULLY ADJUSTED TO CONFORM TO THE FINAL ASPHALT GRADE. NO PAVING ADJUSTERS WILL BE PERMITTED. ALL VALVE BOXES IN NON-PAVED AREAS SHALL HAVE A CONCRETE PAD INSTALLED PER FW STANDARD DETAILS.

7. ALL NEW HYDRANTS SHALL BE INSTALLED WITH FACTORY SHOP COATINGS TO MATCH THE FOLLOWING:

7.1 HYDRANT BARREL: KENNEDY SAFETY RED OR MUELLER RED #10
& TOPS AND CAPS: KENNEDY SILVER OR MUELLER SILVER #18

OR

7.2 HYDRANT BARREL AND CAPS: KENNEDY SILVER OR MUELLER SILVER #18
& TOPS: KENNEDY SAFETY RED OR MUELLER RED #10

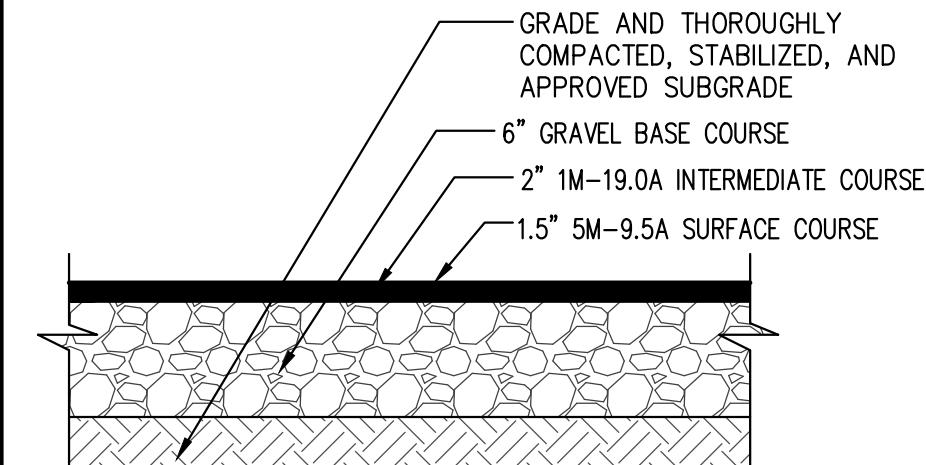
8. ALL NEW D.I.P. WATER MAIN SHALL BE ZINC COATED AND WRAPPED WITH POLYETHYLENE ENCASEMENT. THERE SHALL BE A 6-INCH ENVELOPE OF 21A SELECT FILL FOR ALL POLYETHYLENE WRAPPED WATER MAIN. SEE THE TRENCH DETAILS ON THE CURRENT VERSION OF FW STANDARD DETAILS. THESE DETAILS MAY BE FOUND ON THE FW WEBSITE AT WWW.FAIRFAXWATER.ORG.

9. WHEN CONNECTING TO AN EXISTING WATER MAIN, CONTRACTOR MUST EXCAVATE AND EXPOSE NEAREST VALVE IN THE PRESENCE OF A FAIRFAX WATER INSPECTOR IN ORDER TO DETERMINE THE CONDITION OF ITS RESTRAINT. IF FW INSPECTOR DEEMS IT NECESSARY, CONTRACTOR MUST RESTRAIN THE VALVE OR REPLACE THE RESTRAINT SYSTEM.

10. DURING WET TAP INSTALLATIONS THE CONTRACTOR SHALL SAVE AND TAG THE COUPON CLEARLY SHOWING THE DATE, LOCATION, DIAMETER AND PIPE MATERIAL. THE TAGGED COUPON SHALL BE GIVEN TO FAIRFAX WATER'S INSPECTOR FOR FURTHER PROCESSING. IF ANY PIPE IS TO BE ABANDONED, PRIOR TO CAPPING THE MAIN, A SMALL SECTION OF PIPE SHALL BE REMOVED, TAGGED AS DESCRIBED ABOVE AND GIVEN TO THE FAIRFAX WATER INSPECTOR.

11. THE PROPERTY DESCRIBED ON THIS PLAN IS LOCATED IN AN AREA WHERE THE WATER PRESSURE WILL EXCEED 80 P.S.I. IN ACCORDANCE WITH FAIRFAX WATER RULES AND REGULATIONS AND THE FAIRFAX COUNTY PLUMBING CODE. A PRESSURE REGULATION VALVE MUST BE INSTALLED BY THE PROPERTY OWNER IN THE BUILDING PLUMBING SYSTEM IN ORDER TO ELIMINATE WATER HAMMER AND UNNECESSARY WASTAGE OF WATER. PROVISIONS FOR THERMAL EXPANSION PROTECTION SHALL BE REQUIRED.

12. FIRE LINES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER. FAIRFAX WATER'S OWNERSHIP AND MAINTENANCE RESPONSIBILITY INCLUDES AND STOPS AT THE BRANCH VALVE AT FAIRFAX WATER'S MAIN IN THE RIGHT-OF-WAY OR EASEMENT.



* REFER TO CURRENT VDOT SPECIFICATIONS FOR MATERIALS & METHODS OF CONSTRUCTION
TYPICAL ASPHALT PAVEMENT SECTION
NOT TO SCALE

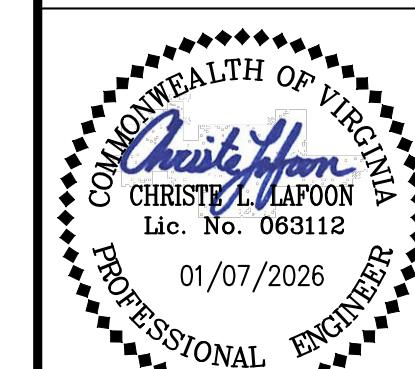
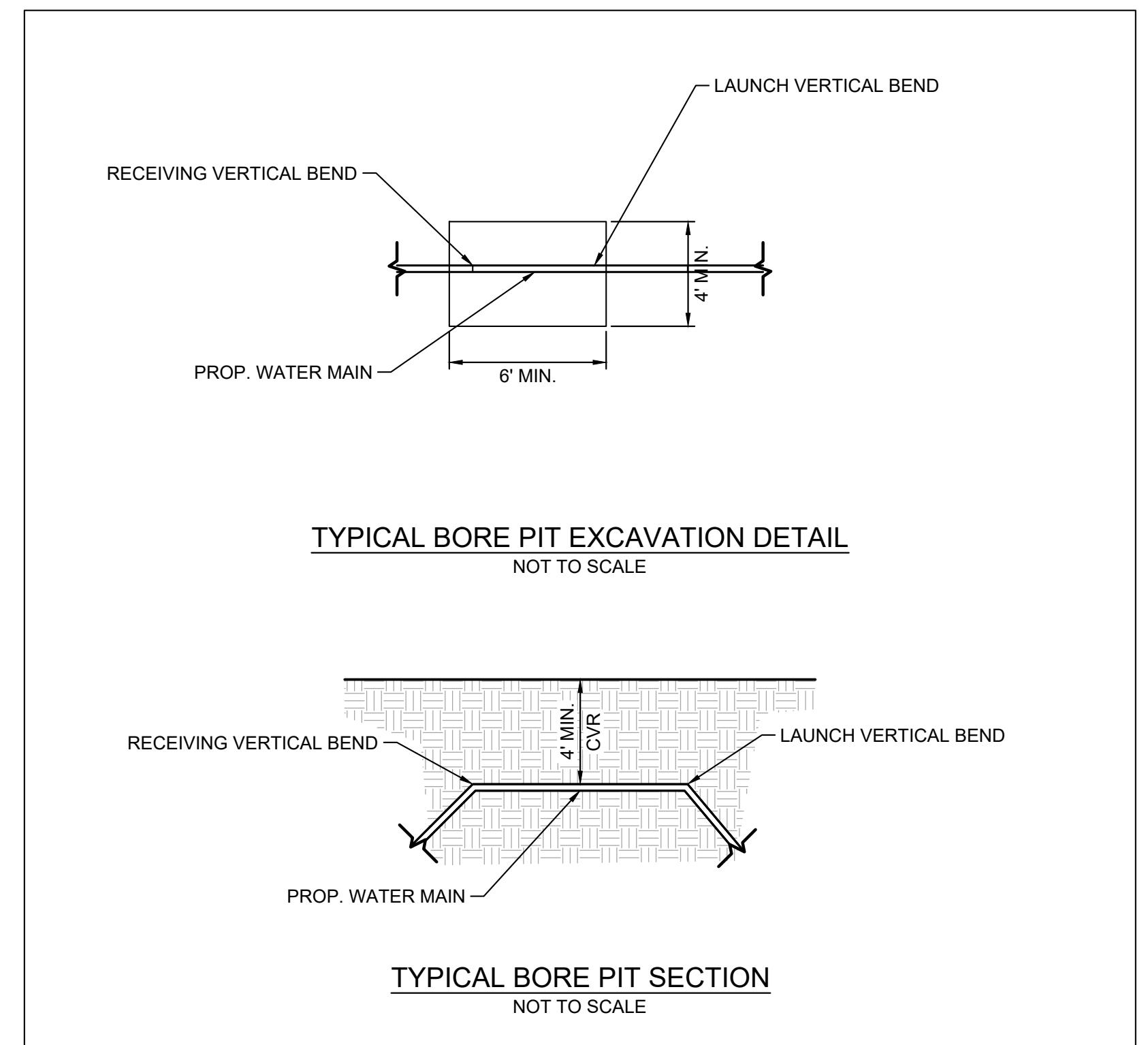
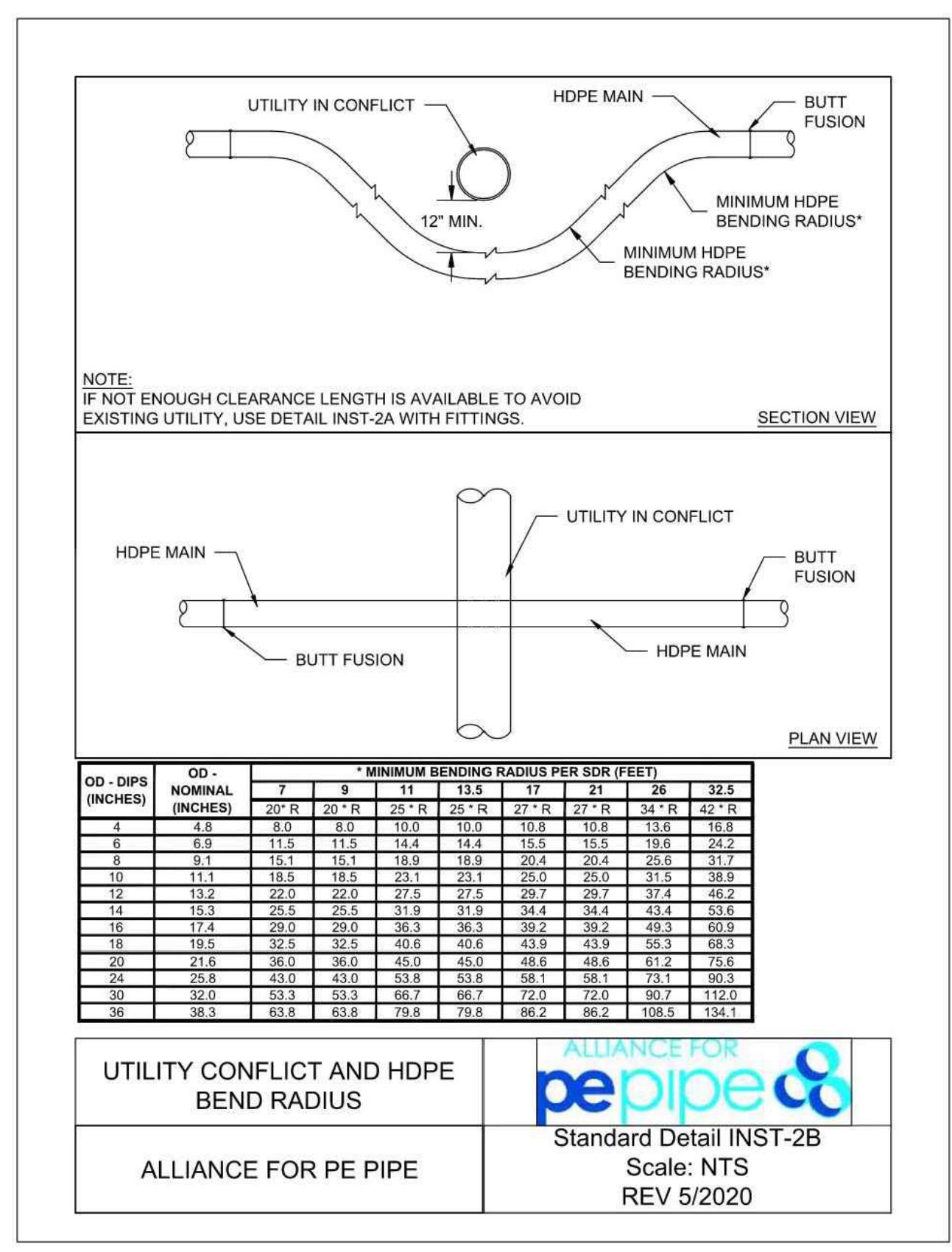
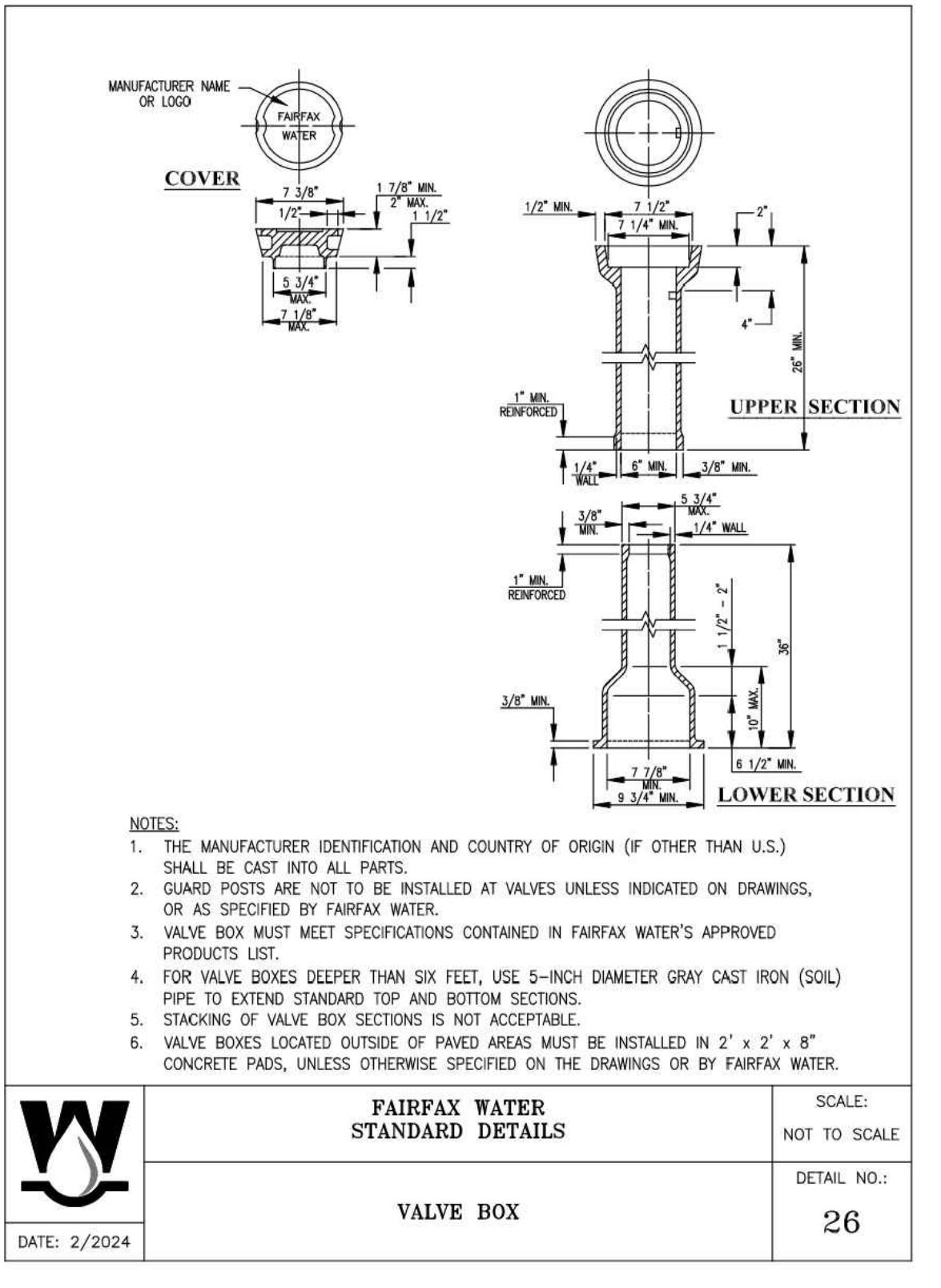
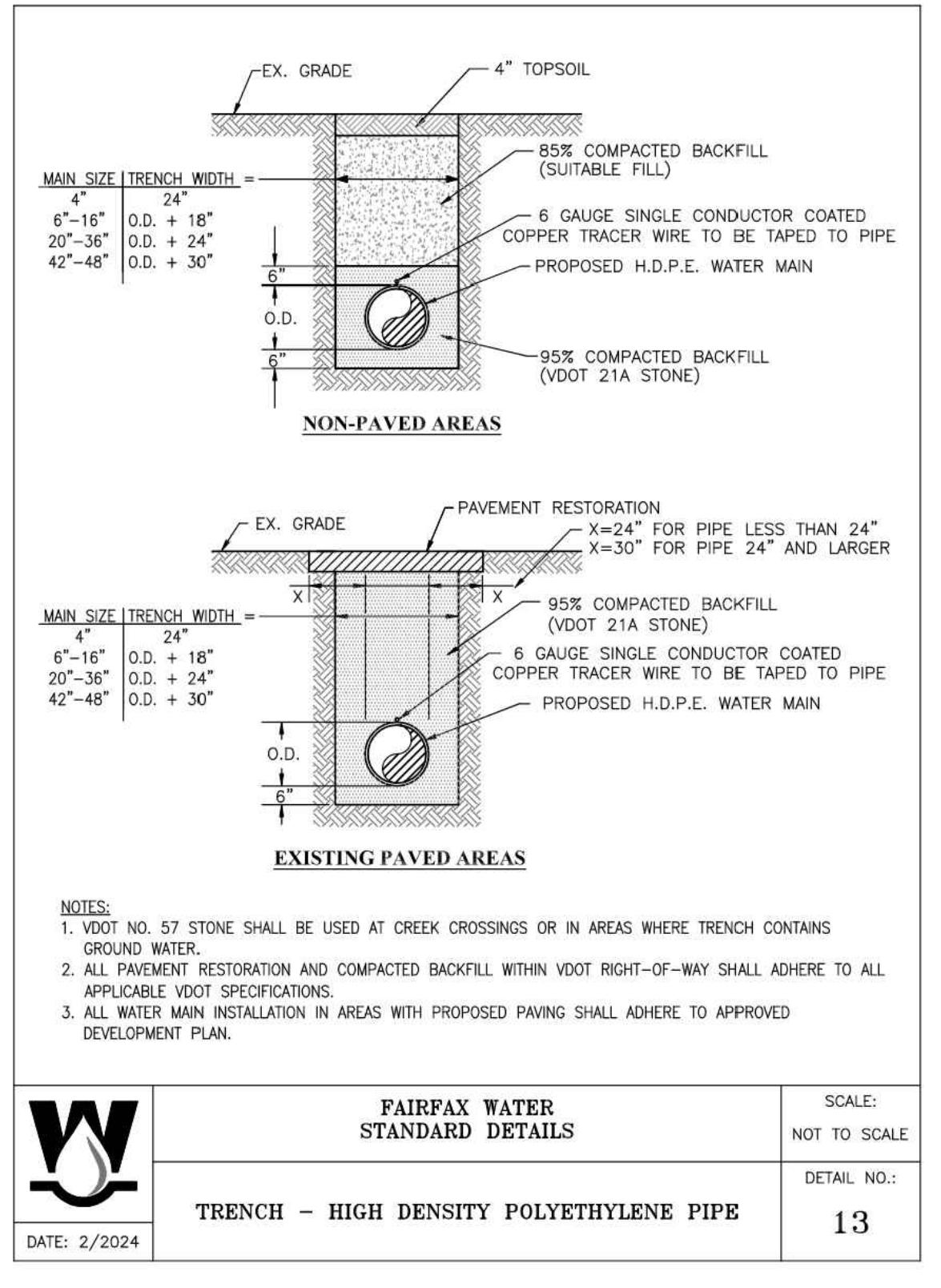
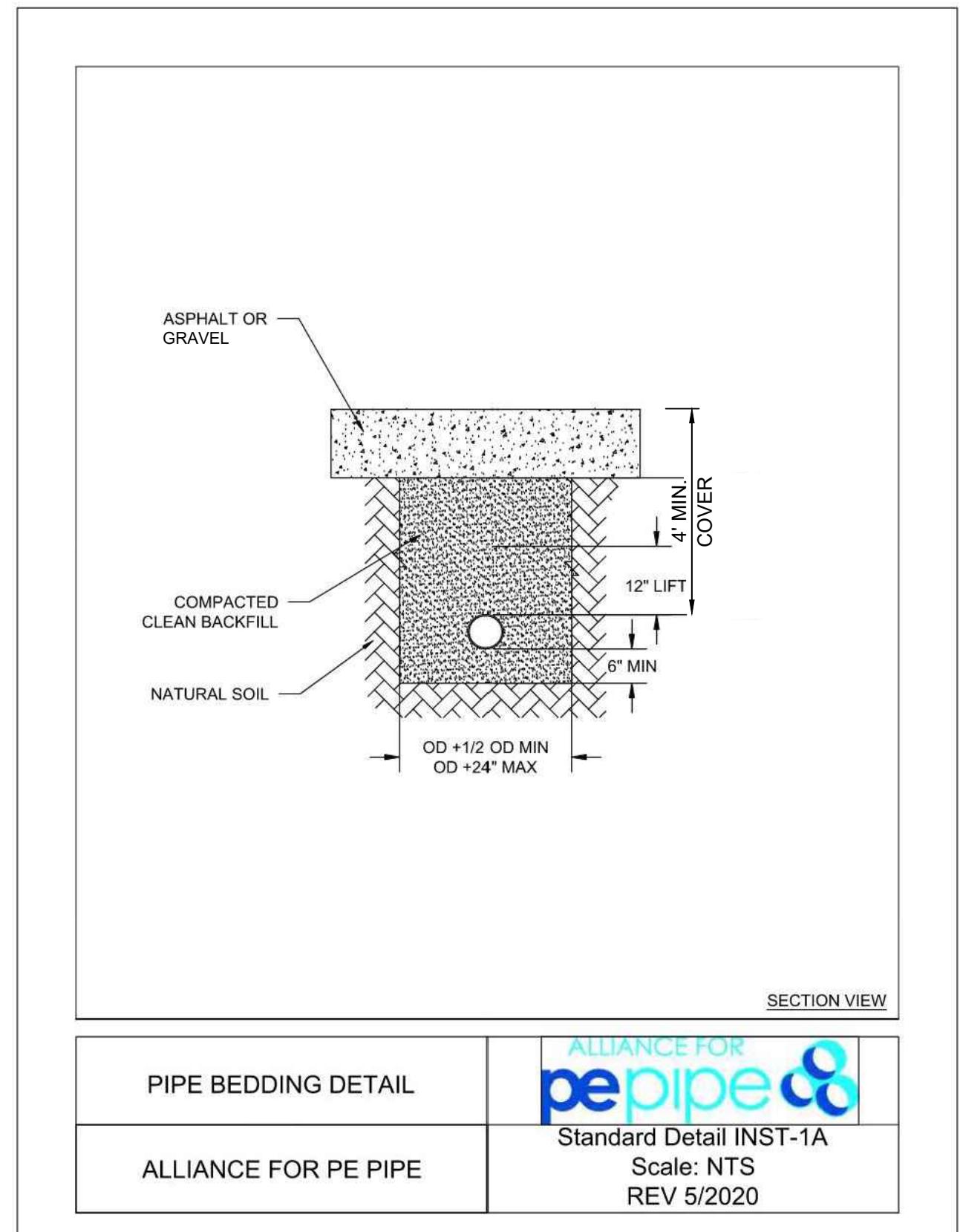
Bowman
Bowman Consulting Group, Ltd.
Suite 100
Henderson, Virginia 24271
Phone: (703) 464-1007
Fax: (703) 461-9720
www.bowmanconsulting.com

NOVA PARKS
NORTHERN VIRGINIA REGIONAL PARKS
5401 Ox Road
Fairfax, Virginia 22039

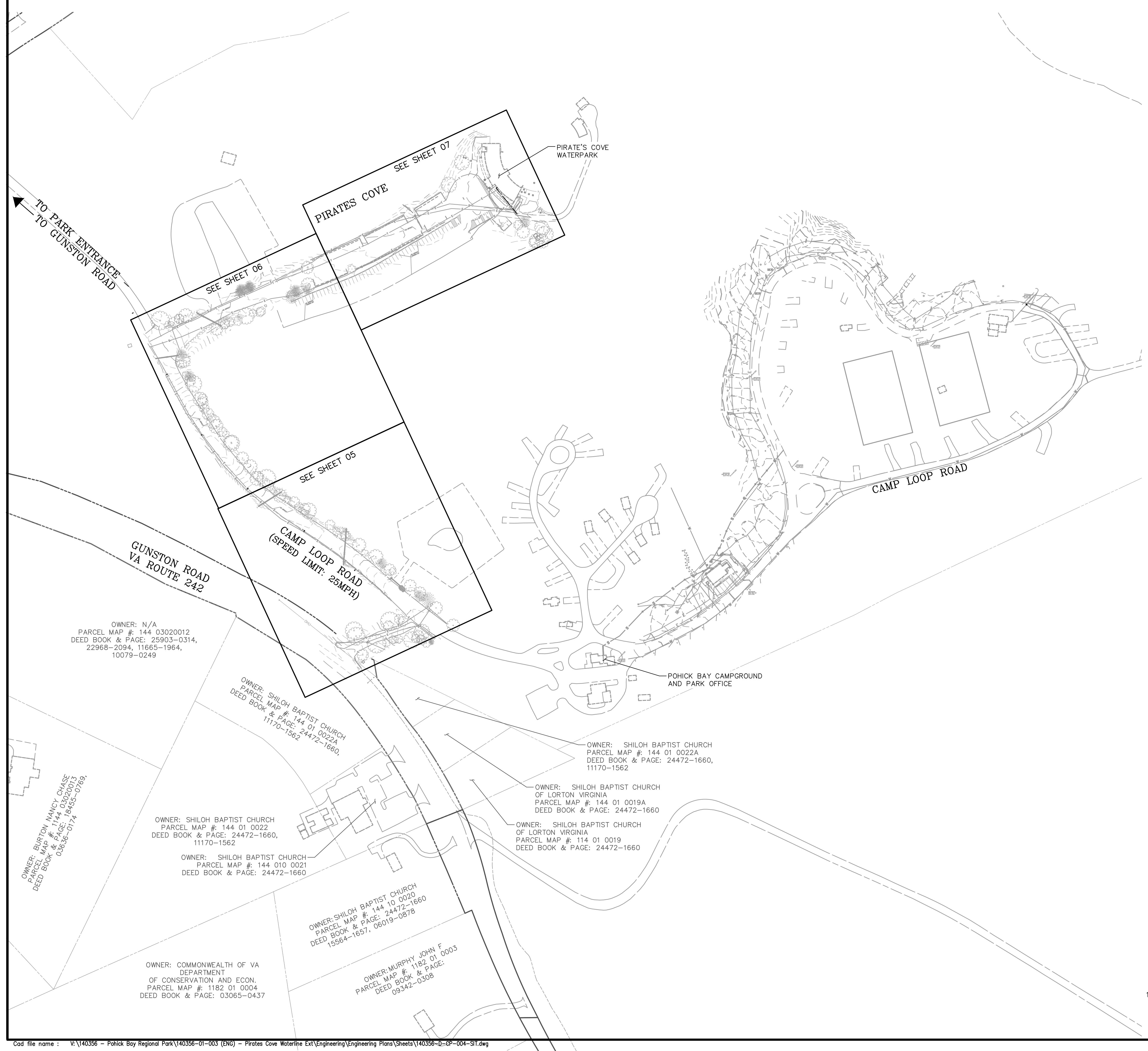

GENERAL NOTES
POHICK BAY REGIONAL PARK
PIRATE'S COVE WATERLINE IMPROVEMENTS
MOUNT VERNON DISTRICT

CHRISTELLA LIAFON
LIC. NO. 063112
01/07/2026

Designed By EG/CL
Checked By CL
Date December, 2025
Scale N/A
NOVA Project Number
Map Section
Sheet 02 of 11
NOVA File Number
DATE DESCRIPTION



PLAN STATUS		EG/SV	CL
DATE	DESCRIPTION	Date	
01/07/26	SUBMISSION TO NOVA	December, 2025	
		Scale N/A	
		NOVA Project Number	
		Map Section	
		Sheet 03 of 11	
		NOVA File Number	
DATE	DESCRIPTION		



EXISTING LEGEND	
BLDG HT	BUILDING HEIGHT
CONC	CONCRETE
CSW	CONCRETE SIDEWALK
EP	EDGE OF PAVEMENT
LSA	LANDSCAPE AREA
TRANS	TRANSFORMER
■	AIR CONDITIONER
◊	AREA LIGHT
●	BOLLARD
□	CLEAN OUT
■	COMMUNICATIONS BOX
■	ELECTRIC BOX
λ	GUY WIRE
◎	SANITARY SEWER MANHOLE
■	SIGN
●	STORM MANHOLE
○	UTILITY POLE
□	UTILITY POLE W/LIGHT
■	VAULT
●	WATER MANHOLE
●	WATER METER
●	WATER VALVE
●	WELL
18"	TREE W/SIZE
—	APPRX. LOC. UNDERGROUND STORM
—	APPRX. LOC. UNDERGROUND WATER
—	APPRX. LOC. UNDERGROUND TELECOM
—	APPRX. LOC. UNDERGROUND ELECTRIC
—	FENCE LINE
—	OVERHEAD UTILITY

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13461 Sunrise Valley Drive
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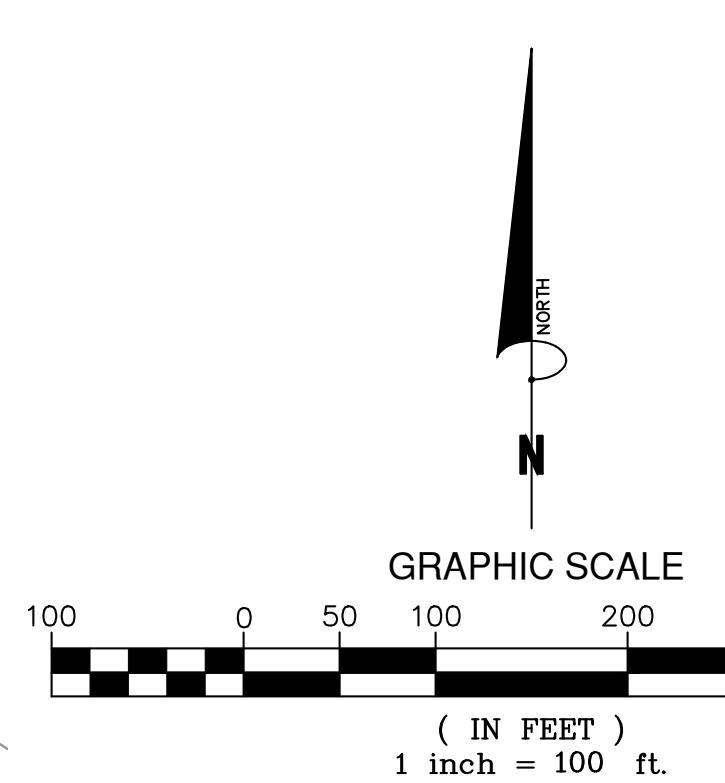
OVERALL VICINITY PLAN
POHICK BAY REGIONAL PARK
PIRATE'S COVE WATERLINE IMPROVEMENTS
FAIRFAX COUNTY, VA

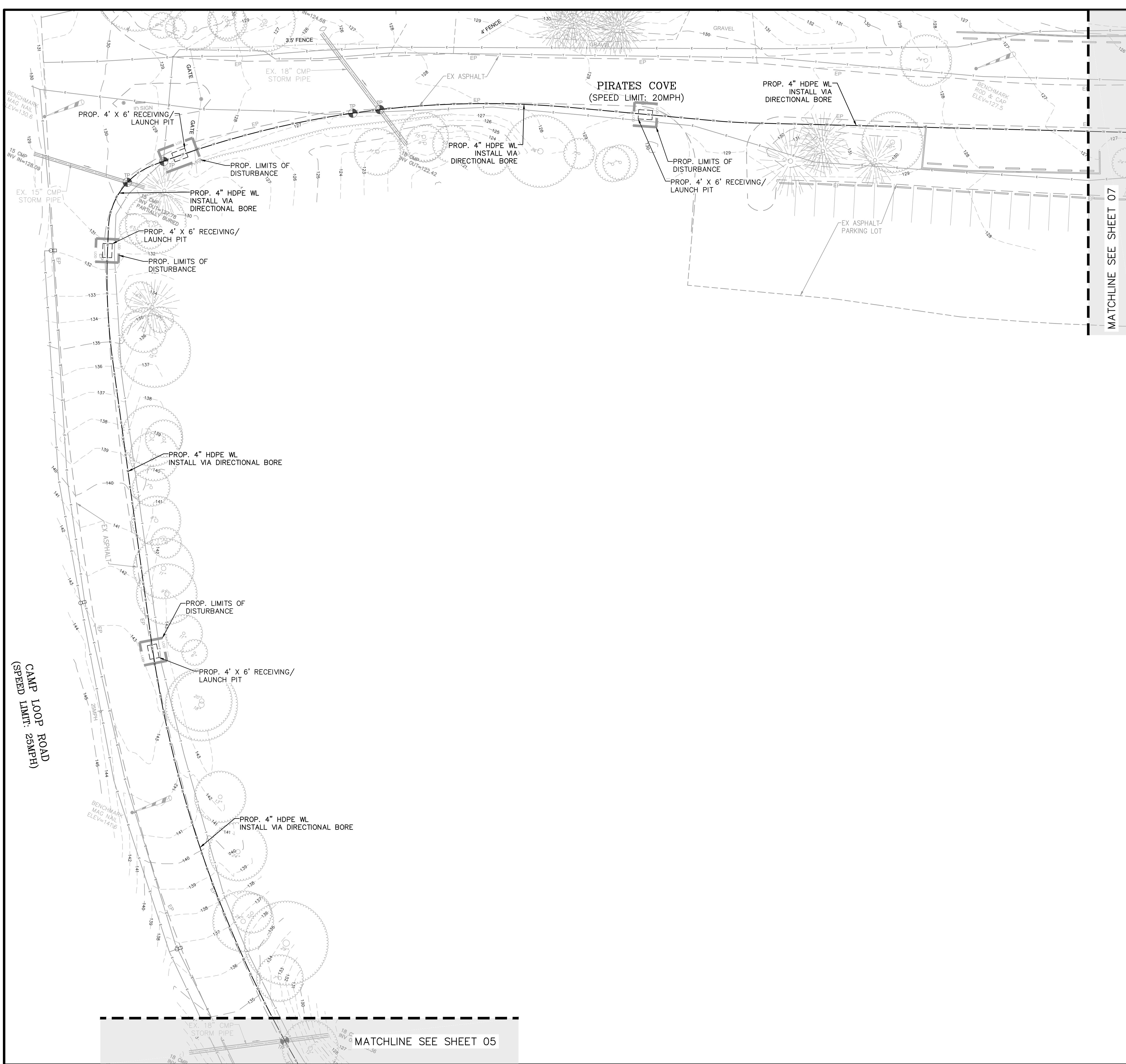
CHRISTELLA LIAFON
Lic. No. 063112
01/07/2026

EGSV

CL

Designed By	Checked By
EGSV	CL
Date	
01/07/26	SUBMISSION TO NOVA
Scale 1" = 100'	
NOVA Project Number	
Map Section	
Sheet	04 of 11
NOVA File Number	
Date	
DESCRIPTION	





EXISTING LEGEND	
BLDG HT	BUILDING HEIGHT
CONC	CONCRETE
CSW	CONCRETE SIDEWALK
EP	EDGE OF PAVEMENT
LSA	LANDSCAPE AREA
TRANS	TRANSFORMER
■	AIR CONDITIONER
◊	AREA LIGHT
●	BOLLARD
□	CLEAN OUT
□	COMMUNICATIONS BOX
□	ELECTRIC BOX
λ	GUY WIRE
◎	SANITARY SEWER MANHOLE
■	SIGN
○	STORM MANHOLE
◎	UTILITY POLE
UP#####	UTILITY POLE W/LIGHT
□	Vault
○	WATER MANHOLE
●	WATER METER
●	WATER VALVE
◎	WELL
18"	TREE W/SIZE
—	APPRX. LOC. UNDERGROUND STORM
—	APPRX. LOC. UNDERGROUND WATER
—	APPRX. LOC. UNDERGROUND TELECOM
—	APPRX. LOC. UNDERGROUND ELECTRIC
—	FENCE LINE
—	OVERHEAD UTILITY

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POHICK BAY REGIONAL PARK

PIRATE'S COVE WATERLINE IMPROVEMENTS
FAIRFAX COUNTY, VA

MOUNT VERNON DISTRICT

PROPOSED LEGEND	
—	PROP. WATER LINE
—	LIMITS OF DISTURBANCE
TP	TEST PIT LOCATION

TEST PIT NOTES:

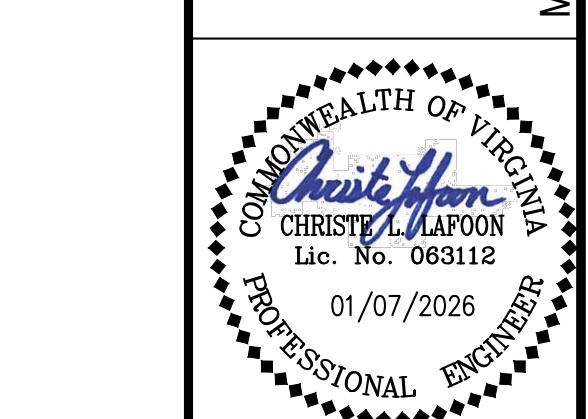
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TRENCH AND BORE NOTES:

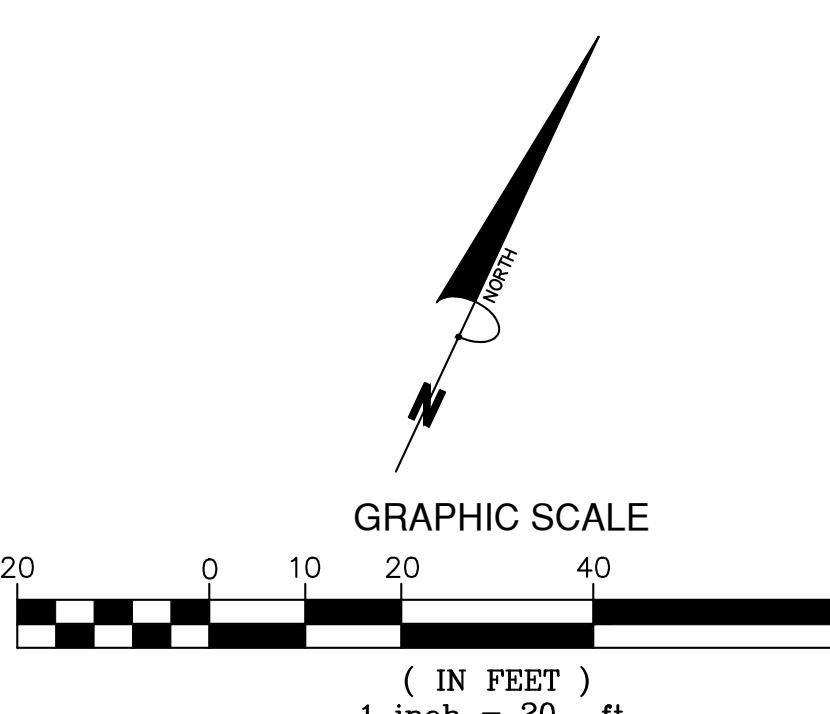
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3. DISTURBANCE TO PAVEMENT SHALL BE MINIMIZED AT ALL COSTS. ANY DISTURBANCE OF PAVEMENT SHALL BE REPLACED IN KIND.

FAIRFAX WATER NOTES:

1. CONTRACTOR TO NOTIFY AND COORDINATE WITH FAIRFAX WATER FOR THEIR OBSERVATION AND INSPECTION OF PROPOSED WATER IMPROVEMENTS AS REQUIRED PRIOR TO BEGINNING OF CONSTRUCTION OPERATIONS.



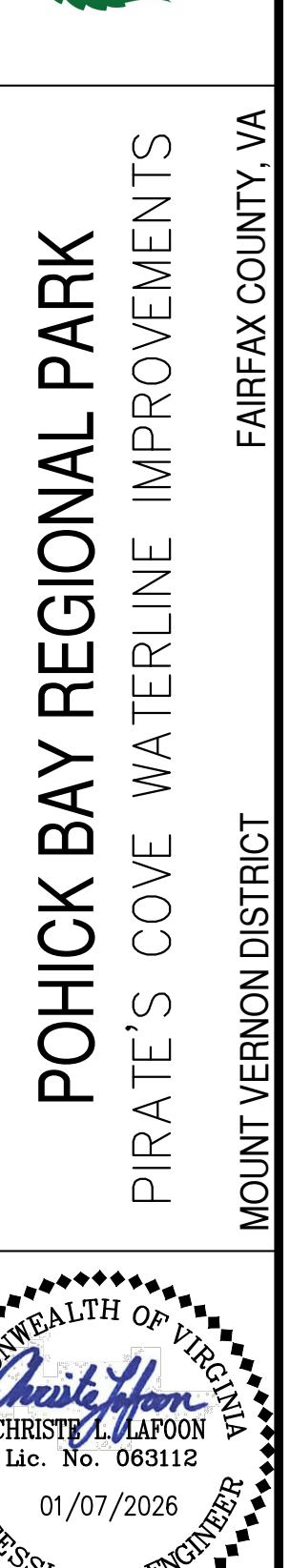
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Date	01/07/26		
Scale 1" =	20'		
NOVA Project Number			
Map Section			
Sheet	06	of	11
NOVA File Number			
DATE			
DESCRIPTION			



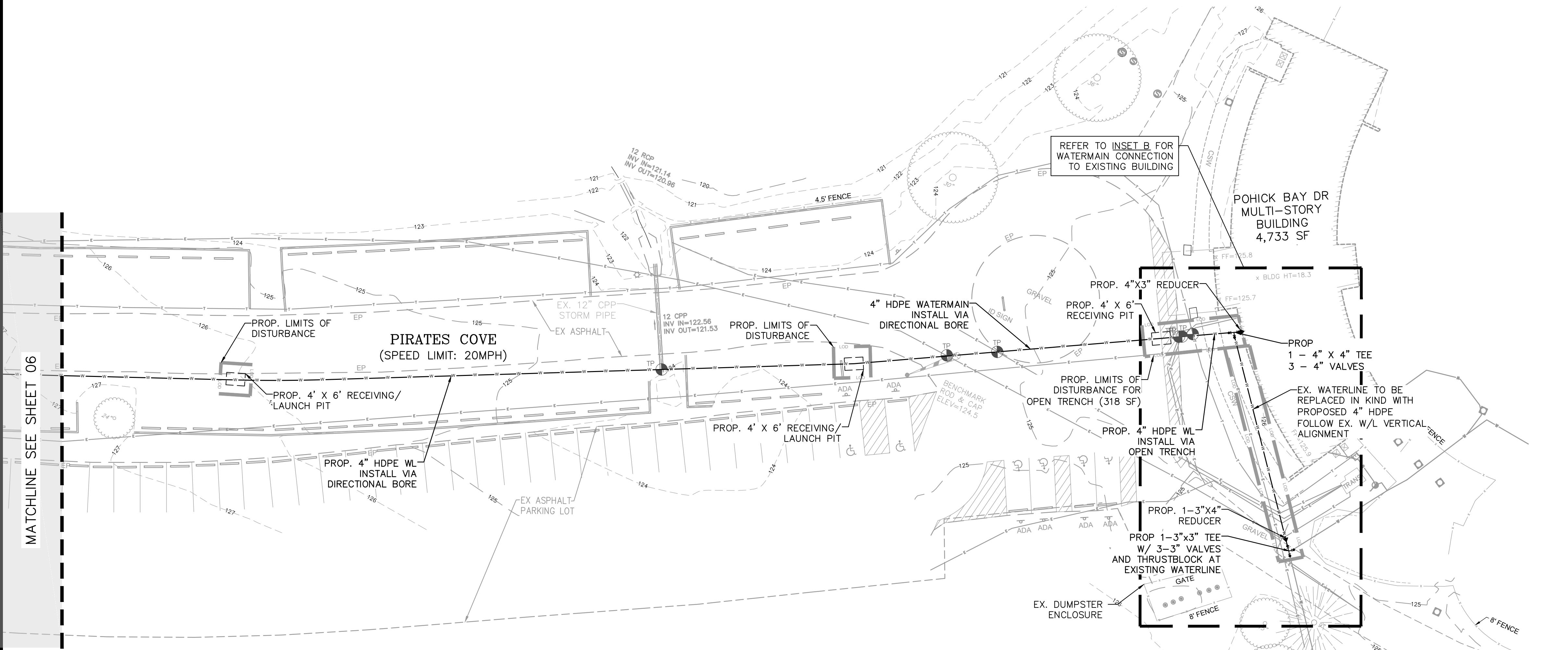
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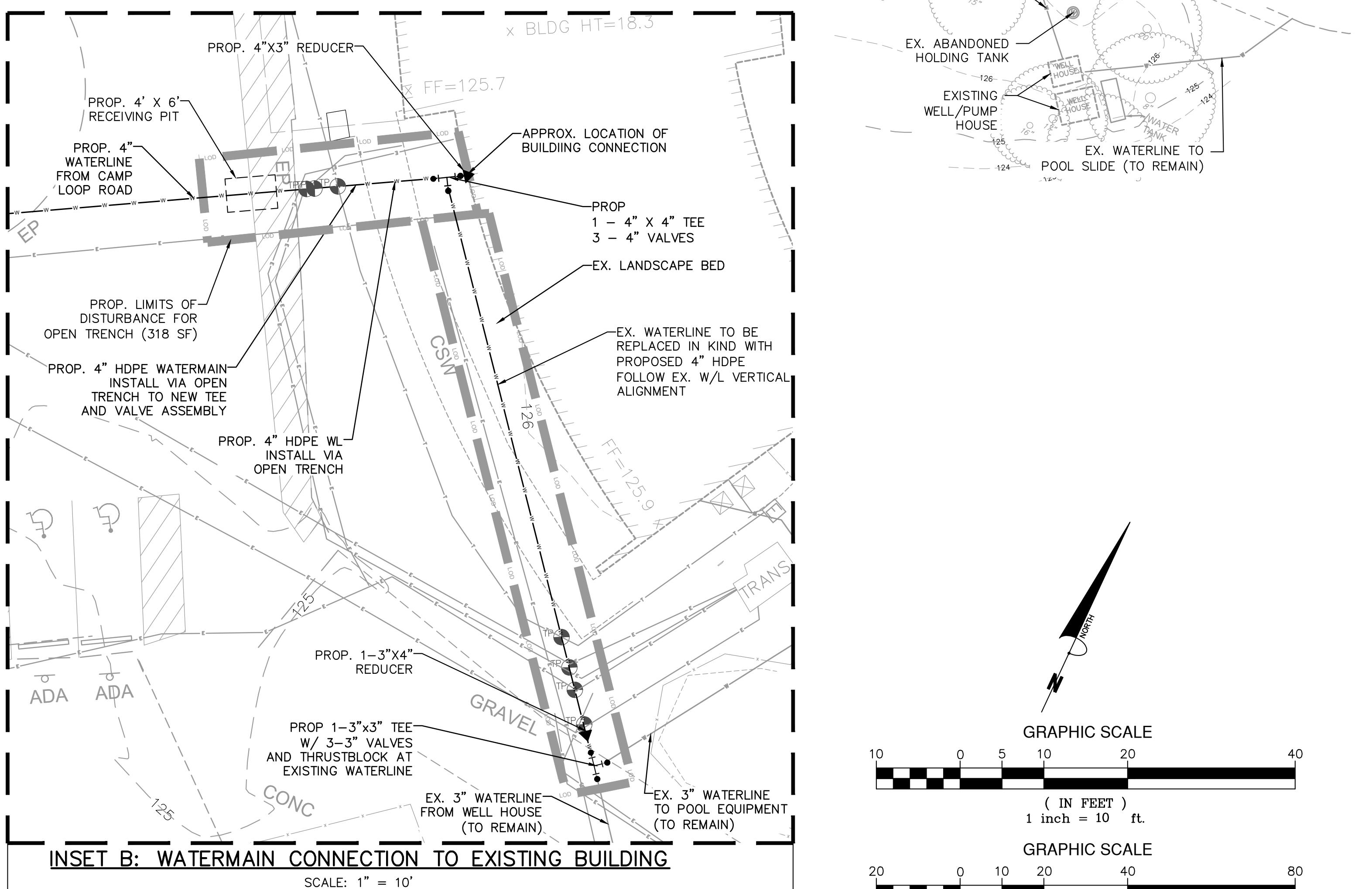
SITE PLAN POHICK BAY REGIONAL PARK PIRATE'S COVE WATERLINE IMPROVEMENTS FAIRFAX COUNTY, VA MOUNT VERNON DISTRICT



Designed By	EE/IV	Checked By	CL
Date	December, 2025	Scale AS SHOWN	
NOVA Project Number			
Map Section			
Sheet	07 of 11		
NOVA File Number			



EXISTING LEGEND	
BLDG HT	BUILDING HEIGHT
CONC	CONCRETE
CSW	CONCRETE SIDEWALK
EP	EDGE OF PAVEMENT
LSA	LANDSCAPE AREA
TRANS	TRANSFORMER
■	AIR CONDITIONER
☆	AREA LIGHT
●	BOLLARD
□	CLEAN OUT
□	COMMUNICATIONS BOX
—	ELECTRIC BOX
—	GUY WIRE
—	SANITARY SEWER MANHOLE
—	SIGN
—	STORM SEWER MANHOLE
—	UTILITY POLE
—	UTILITY POLE W/LIGHT
—	VAULT
—	WATER MANHOLE
—	WATER METER
—	WATER VALVE
—	WELL
—	TREE W/SIZE
—	APPRX. LOC. UNDERGROUND STORM
—	APPRX. LOC. UNDERGROUND WATER
—	APPRX. LOC. UNDERGROUND TELECOM
—	APPRX. LOC. UNDERGROUND ELECTRIC
—	FENCE LINE
—	OVERHEAD UTILITY



PROPOSED LEGEND	
—	PROP. WATER LINE
—	LIMITS OF DISTURBANCE
TP	TEST PIT LOCATION

TEST PIT NOTES:

- 1) EXISTING UTILITY INFORMATION NOTED ON THIS PLAN IS BASED ON RECORD INFORMATION AND LEVEL B-S.U.E. DESIGNATION EFFORTS PERFORMED IN TANDEM WITH THE TOPOGRAPHIC SURVEY.
- 2) THE GENERAL CONTRACTOR SHALL PERFORM A VERTICAL TEST PIT OF THE EXISTING UTILITY AT EACH CROSSING OF THE PROPOSED WATERLINE AND REVIEW AND DOCUMENT EACH CROSSING BEFORE DIGGING.
- 3) IF A CONFLICT IS FOUND WITH A CROSSING, THE RECORD ENGINEER SHALL BE NOTIFIED IMMEDIATELY TO DETERMINE CORRECTIVE ACTION.
- 4) ADDITIONAL TEST PITS MAY BE REQUIRED ONCE THE SITE IS MARKED BY VIRGINIA 811. THE GENERAL CONTRACTOR SHALL TEST PIT ADDITIONAL UTILITY CROSSING NOT SHOWN ON THIS SHEET IF NEEDED.
- 5) TEST PIT DATA SHOULD INCLUDE INVERT OF UTILITY, DEPTH OF UTILITY, AND MATERIAL OF UTILITY.

TRENCH AND BORE NOTES:

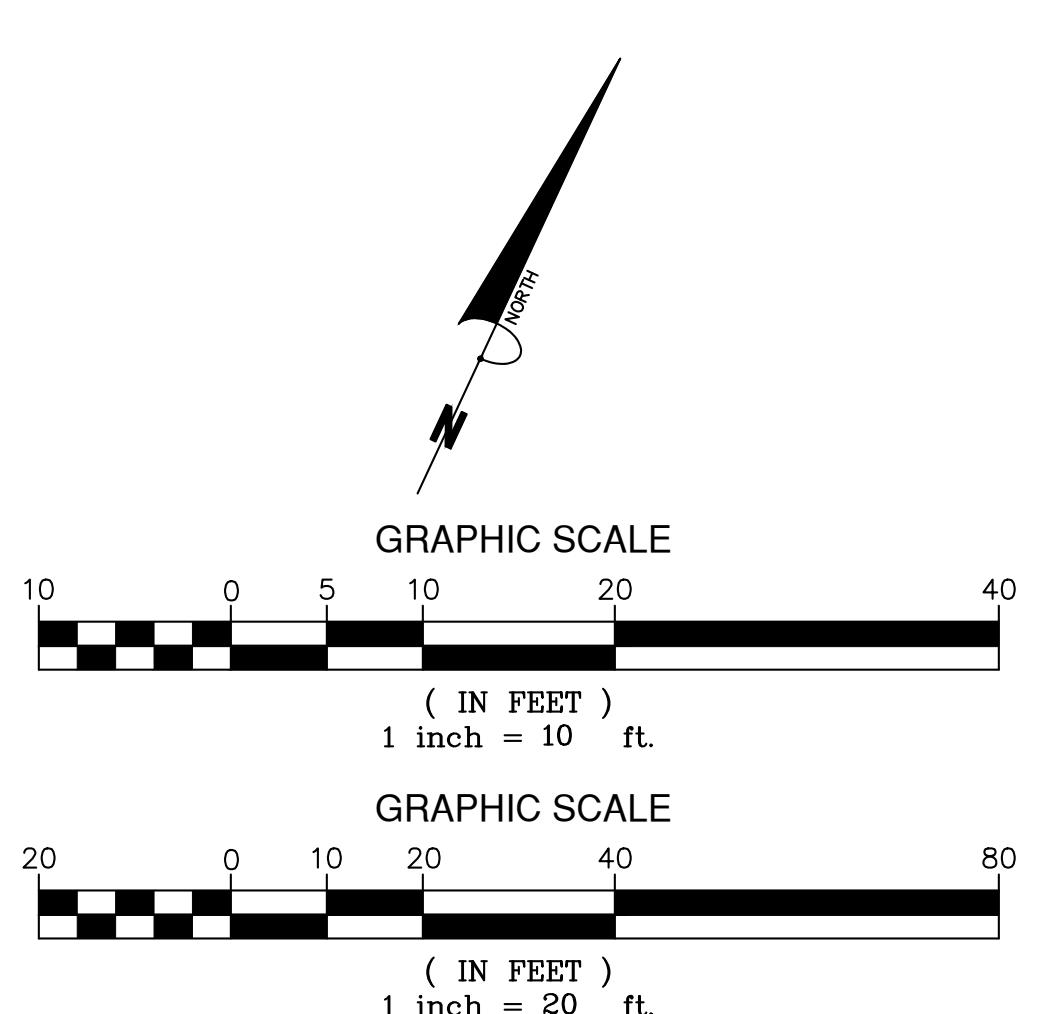
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2. OPEN CUTTING AND LAND DISTURBANCE MUST BE MINIMIZED TO BE LESS THAN 2,500 SF TO BE EXEMPT FROM STORMWATER MANAGEMENT REGULATIONS. THE TOTAL PROPOSED LAND DISTURBANCE FOR THIS UTILITY WORK IS APPROXIMATELY 1,957 SF.
3. DISTURBANCE TO PAVEMENT SHALL BE MINIMIZED AT ALL COSTS. ANY DISTURBANCE OF PAVEMENT SHALL BE REPLACED IN KIND.

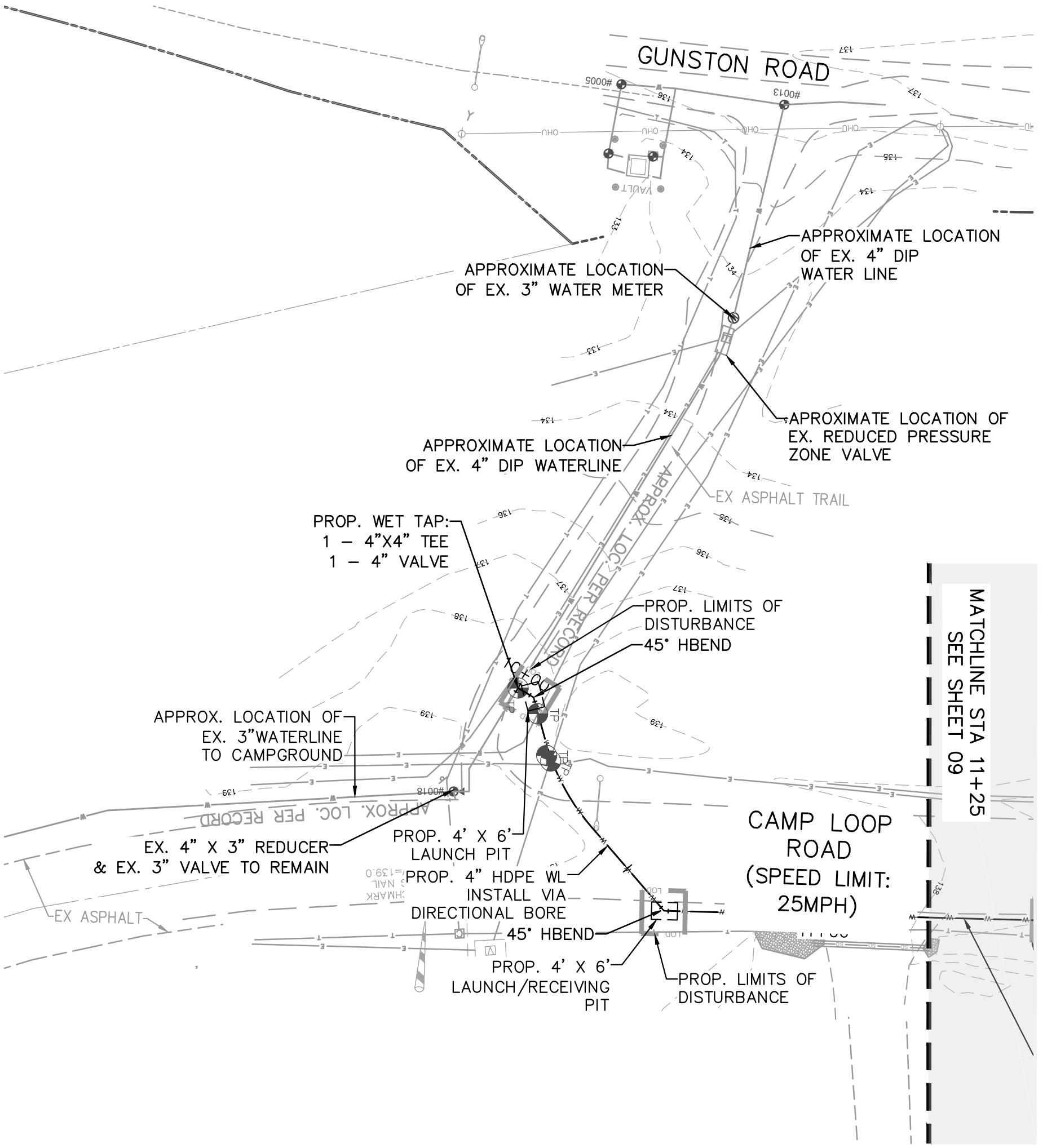
FAIRFAX WATER NOTES:

1. CONTRACTOR TO NOTIFY AND COORDINATE WITH FAIRFAX WATER FOR THEIR OBSERVATION AND INSPECTION OF PROPOSED WATER IMPROVEMENTS AS REQUIRED PRIOR TO BEGINNING OF CONSTRUCTION OPERATIONS.

NOTE:

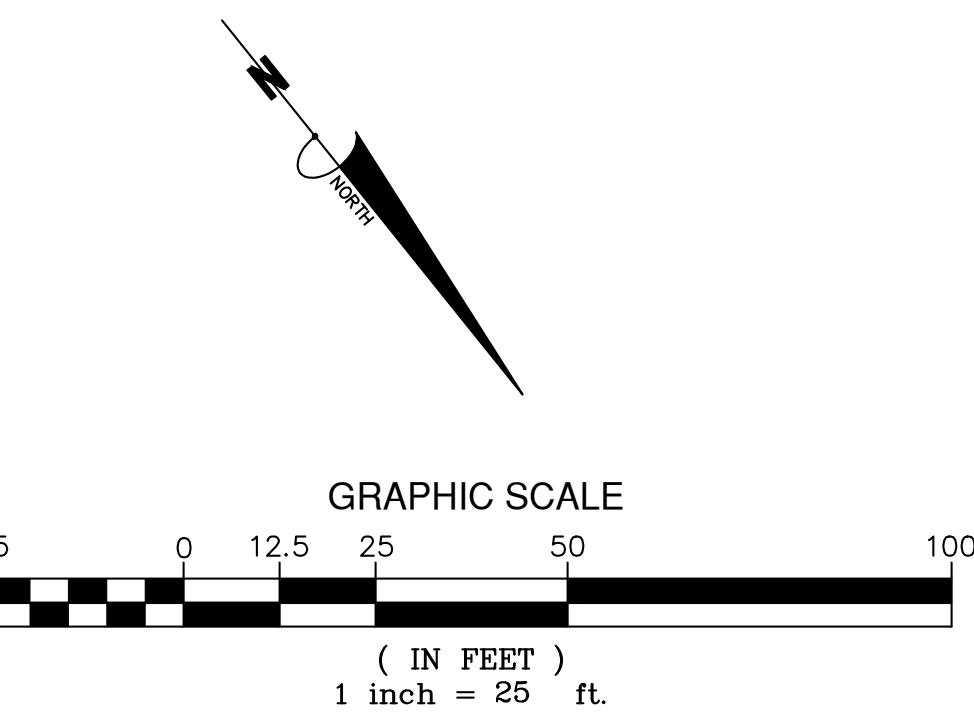
* PER AS-BUILTS DATED NOVEMBER 2007, AN EXISTING WATERLINE IS SHOWN ENTERING THE FACE OF THE BUILDING. THE APPROXIMATE LOCATION OF THIS WATERLINE SHALL BE VERIFIED VIA TEST PITS PRIOR TO CONSTRUCTION. IF LOCATION OF WATERLINE CAN NOT BE FOUND, A NEW WATERLINE CONNECTION SHALL BE INSTALLED IN ITS LOCATION AS SHOWN ON THIS PLAN.





4-IN MAIN WATER LINE PLAN VIEW

SCALE: 1' = 25'

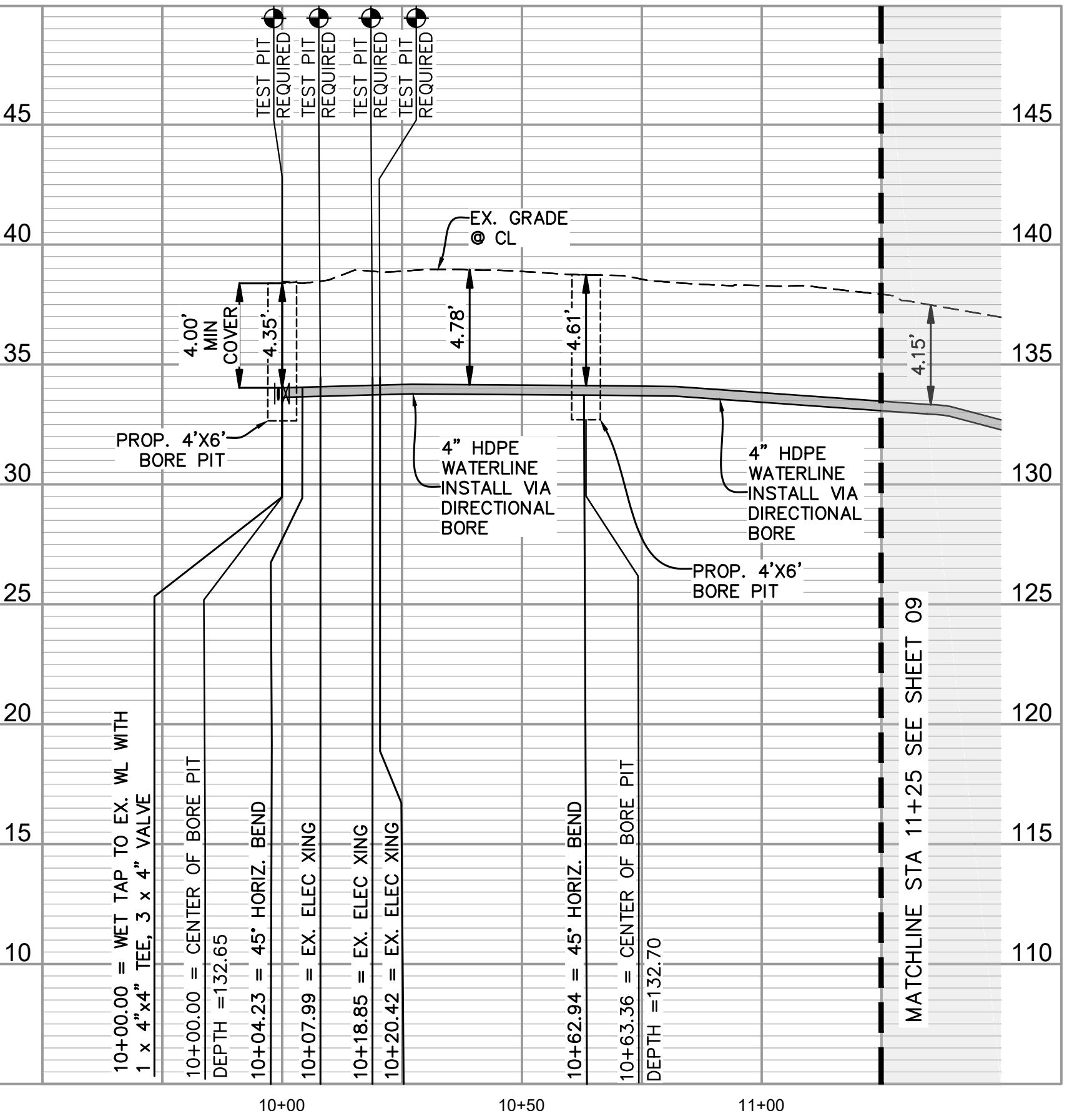


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www.bowmanconsulting.com



POHICK BAY REGIONAL PARK
FAIRFAX COUNTY, VA
PIRATE'S COVE WATERLINE IMPROVEMENTS
MOUNT VERNON DISTRICT



4-IN MAIN WATER LINE PROFILE VIEW

HORIZONTAL SCALE: 1"=25'

VERTICAL SCALE: 1"=5'

PROPOSED LEGEND

- W — W — W — W — W — PROPOSED WATER LINE
- L — L — L — L — L — LIMITS OF DISTURBANCE
- TP TEST PIT LOCATION

TEST PIT NOTES:

- 1) EXISTING UTILITY INFORMATION NOTED ON THIS PLAN IS BASED ON RECORD INFORMATION AND LEVEL B-SUE DESIGNATION EFFORTS PERFORMED IN TANDEM WITH THE TOPOGRAPHIC SURVEY.
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TRENCH AND BORE NOTES:

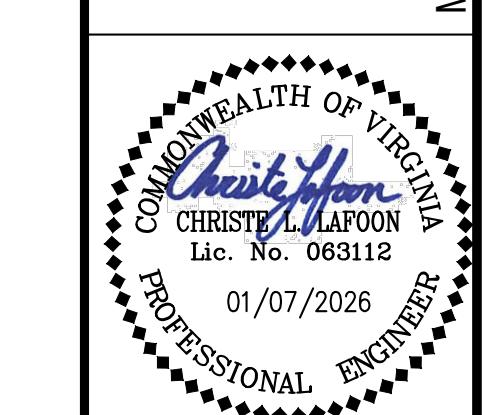
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FAIRFAX WATER NOTES:

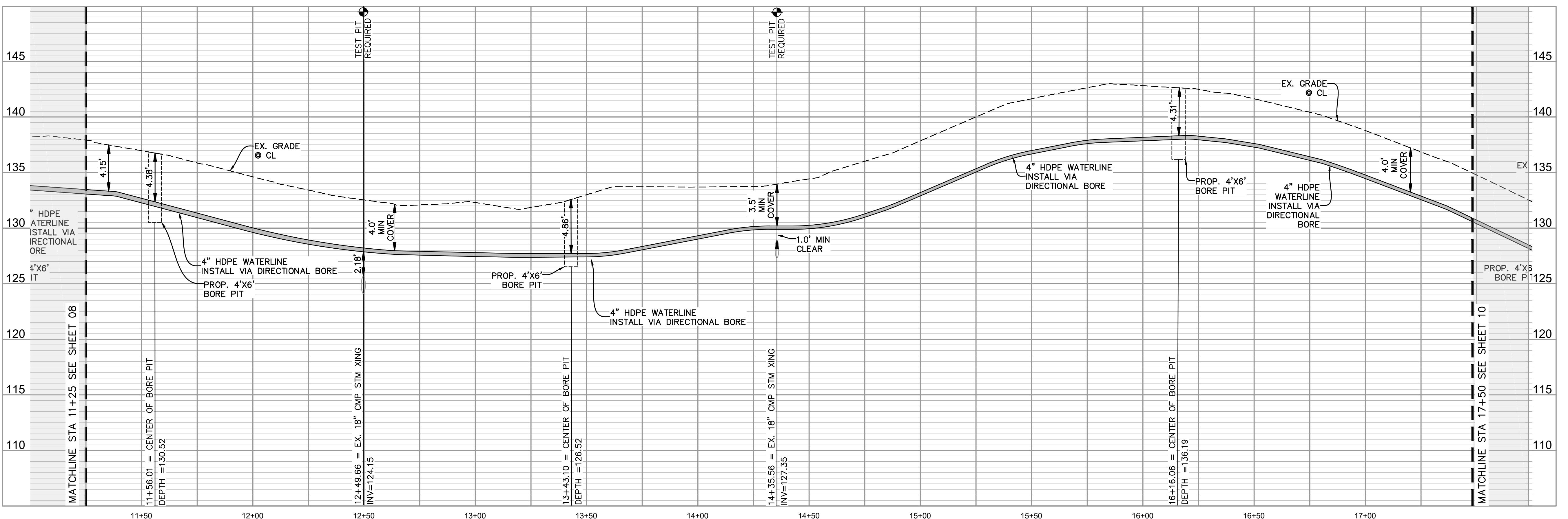
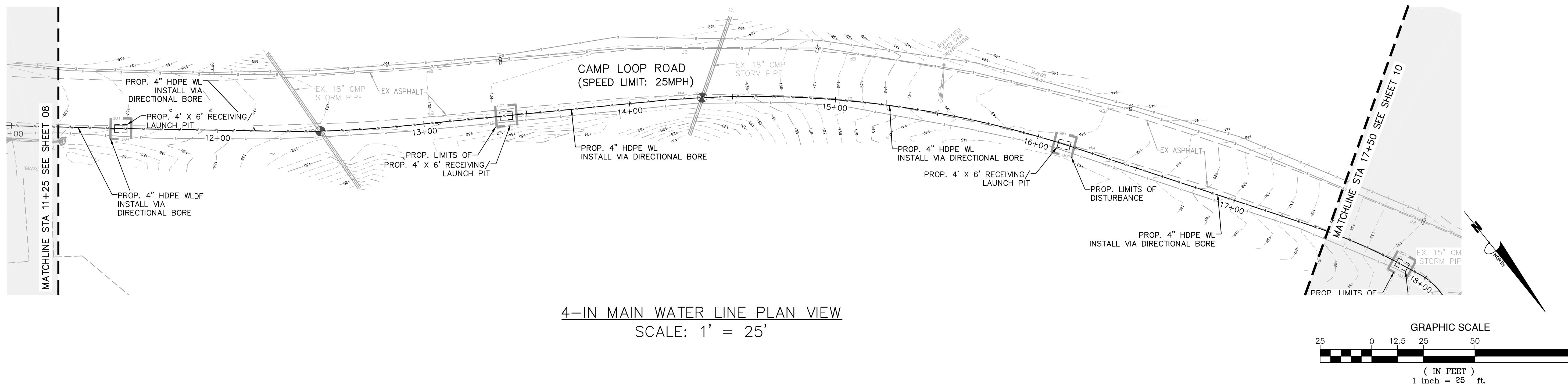
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NOTE:

1. EXISTING WATERLINE CONFIGURATIONS IS ASSUMED BASED ON MULTIPLE RECORD DESIGN DOCUMENTS AND MAY NOT BE EXACT IN LOCATION, ALIGNMENTS, APPURTENANCES, ETC.



Designed By	EGSV	Checked By	CL
Date	01/07/25		
Scale	1" = 25' 1" = 5'		
NOVA Project Number			
Map Section			
Sheet	08 of 11		
NOVA File Number			
DATE	DESCRIPTION		



4-IN MAIN WATER LINE PROFILE VIEW

HORIZONTAL SCALE: 1"=25'

VERTICAL SCALE: 1"=5

PROPOSED LEGEND

TEST PIT NOTES:

- 1) EXISTING UTILITY INFORMATION NOTED ON THIS PLAN IS BASED ON RECORD INFORMATION AND LEVEL B-S.U.E DESIGNATION EFFORTS PERFORMED IN TANDEM WITH THE TOPOGRAPHIC SURVEY.
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TRENCH AND BORE NOTES:

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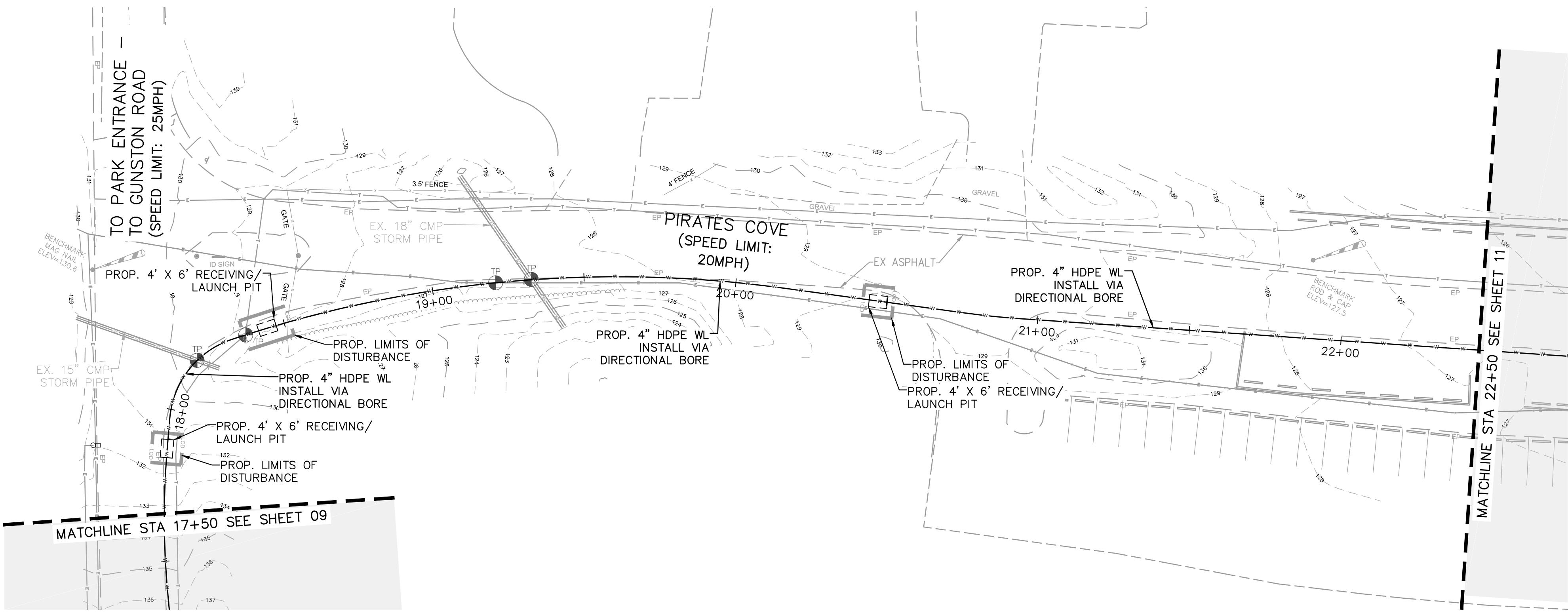
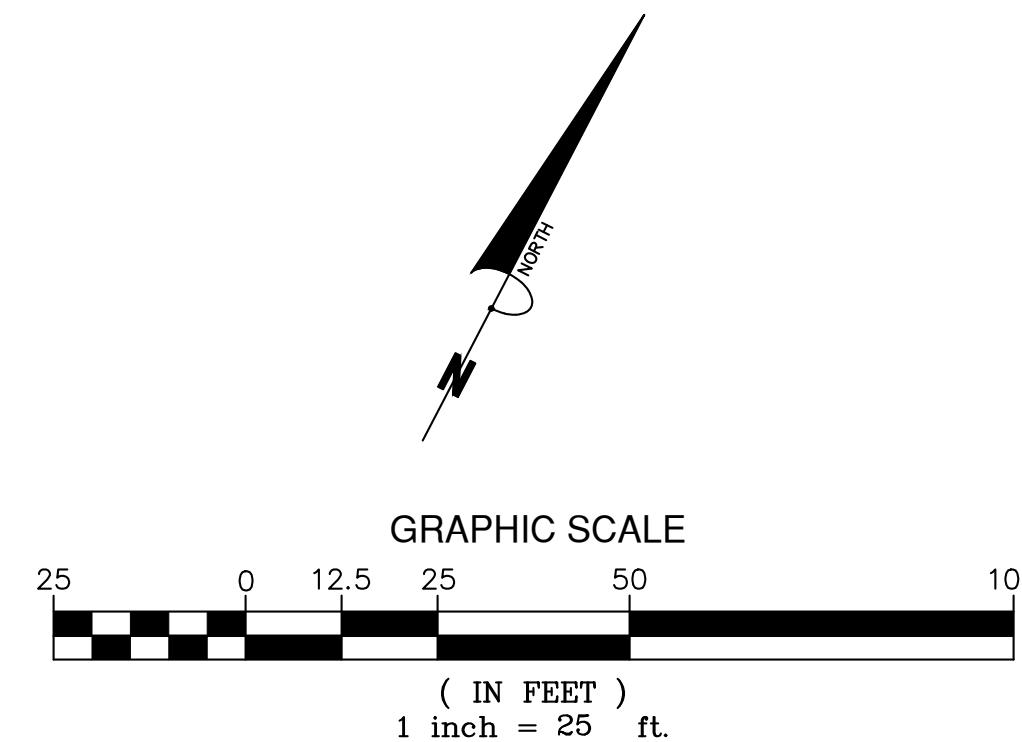
AIRFAX WATER NOTES:

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OTE:

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01/07/26	EG/SV	CL
PLAN STATUS	Date	December, 2025
SUBMISSION TO NOVA	Scale 1"	= 25'
	1"	= 5'
	NOVA Project Number	
	Map Section	
	Sheet	09 of 11
	NOVA File Number	
DATE	DESCRIPTION	



4-IN MAIN WATER LINE PLAN VIEW

SCALE: 1' = 25'

PROPOSED LEGEND

PROP. WATER LINE
LIMITS OF DISTURBANCE
TEST PIT LOCATION

TEST PIT NOTES:

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TRENCH AND BORE NOTES:

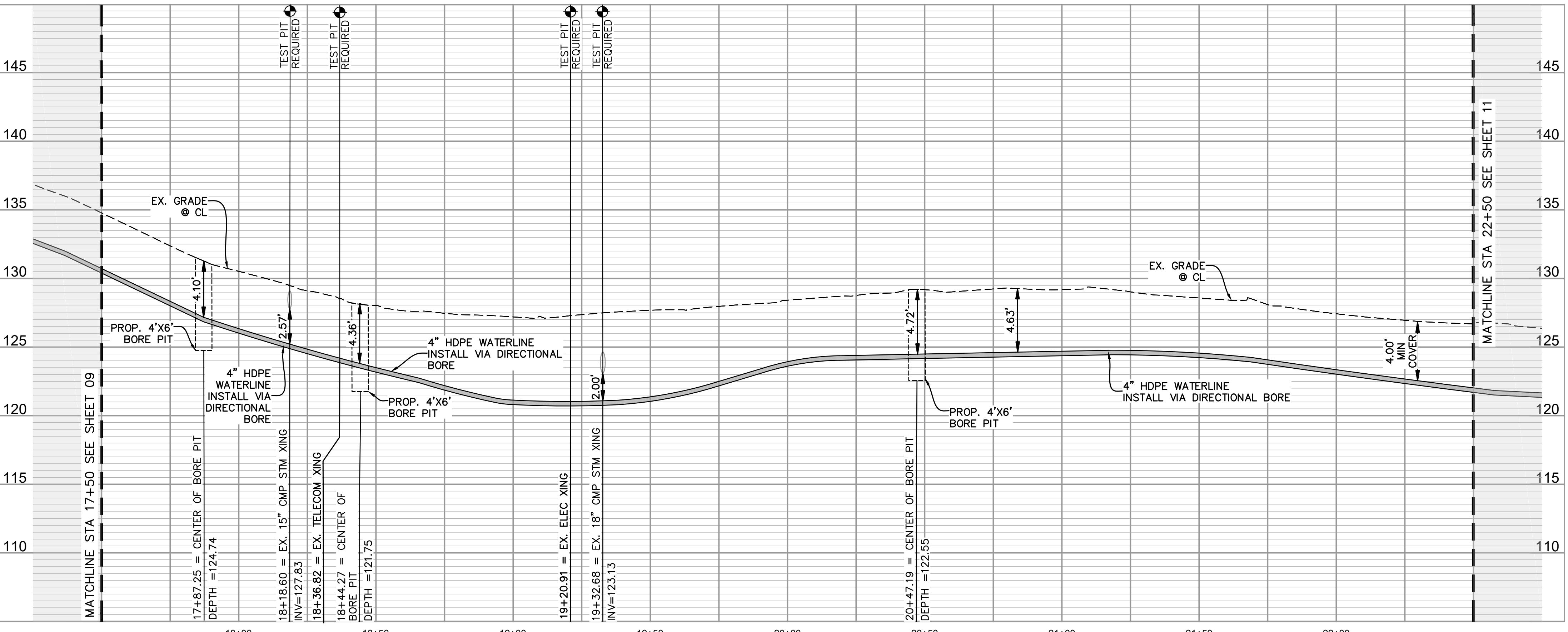
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FAIRFAX WATER NOTES:

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4-IN MAIN WATER LINE PROFILE VIEW

HORIZONTAL SCALE: 1"=25'

VERTICAL SCALE: 1"=5'

POHICK BAY REGIONAL PARK
PIRATES COVE WATERLINE IMPROVEMENTS
FAIRFAX COUNTY, VA



Designed By EG&V
Checked By CL

Date December, 2025

Scale 1" = 25'

1" = 5'

NOVA Project Number

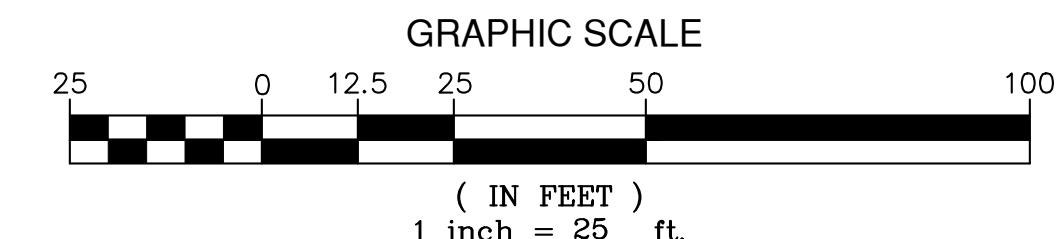
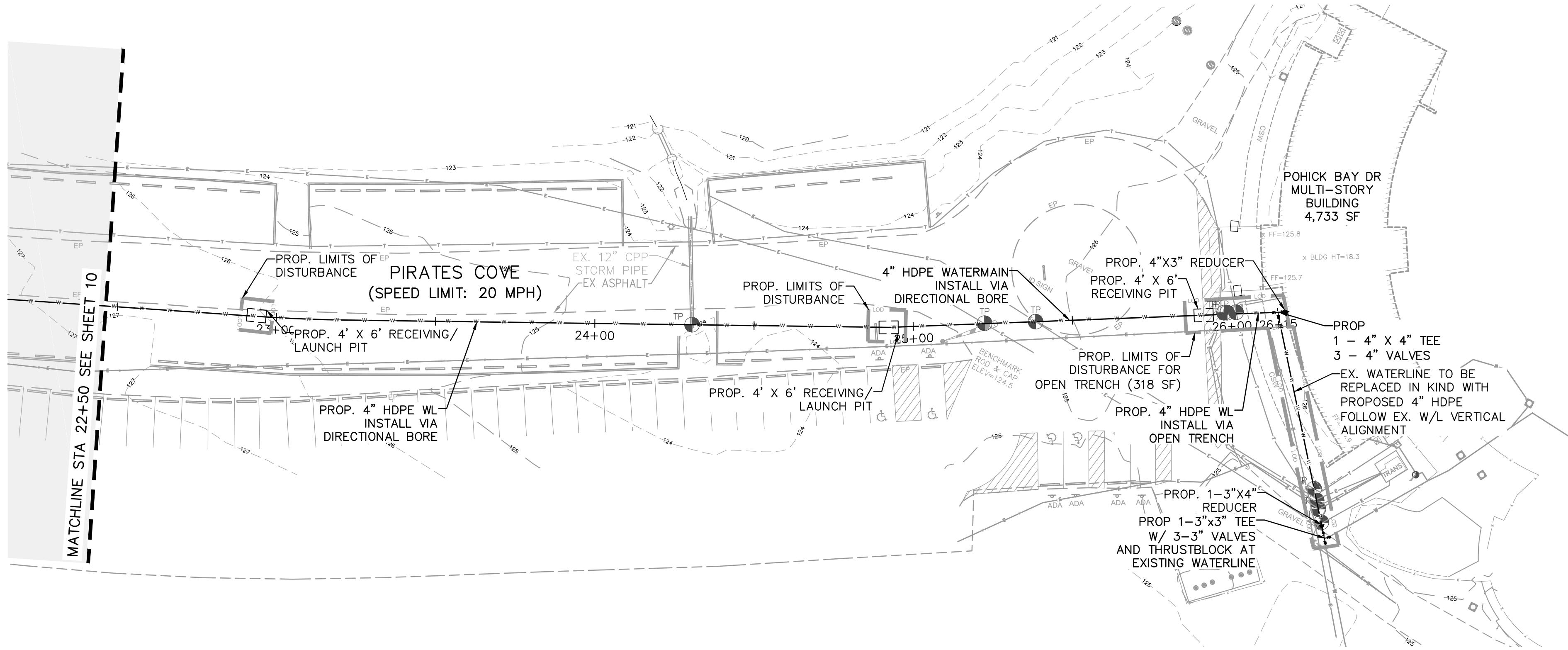
Map Section

Sheet 10 of 11

NOVA File Number

DATE DESCRIPTION

B&G Job No. 140313-01-001 FILE NO. 140313-D-CD-001



PROPOSED LEGEND

- W — W — W — W — W — PROP. WATER LINE
- LOO — LOO — LIMITS OF DISTURBANCE
- TP TEST PIT LOCATION

TEST PIT NOTES:

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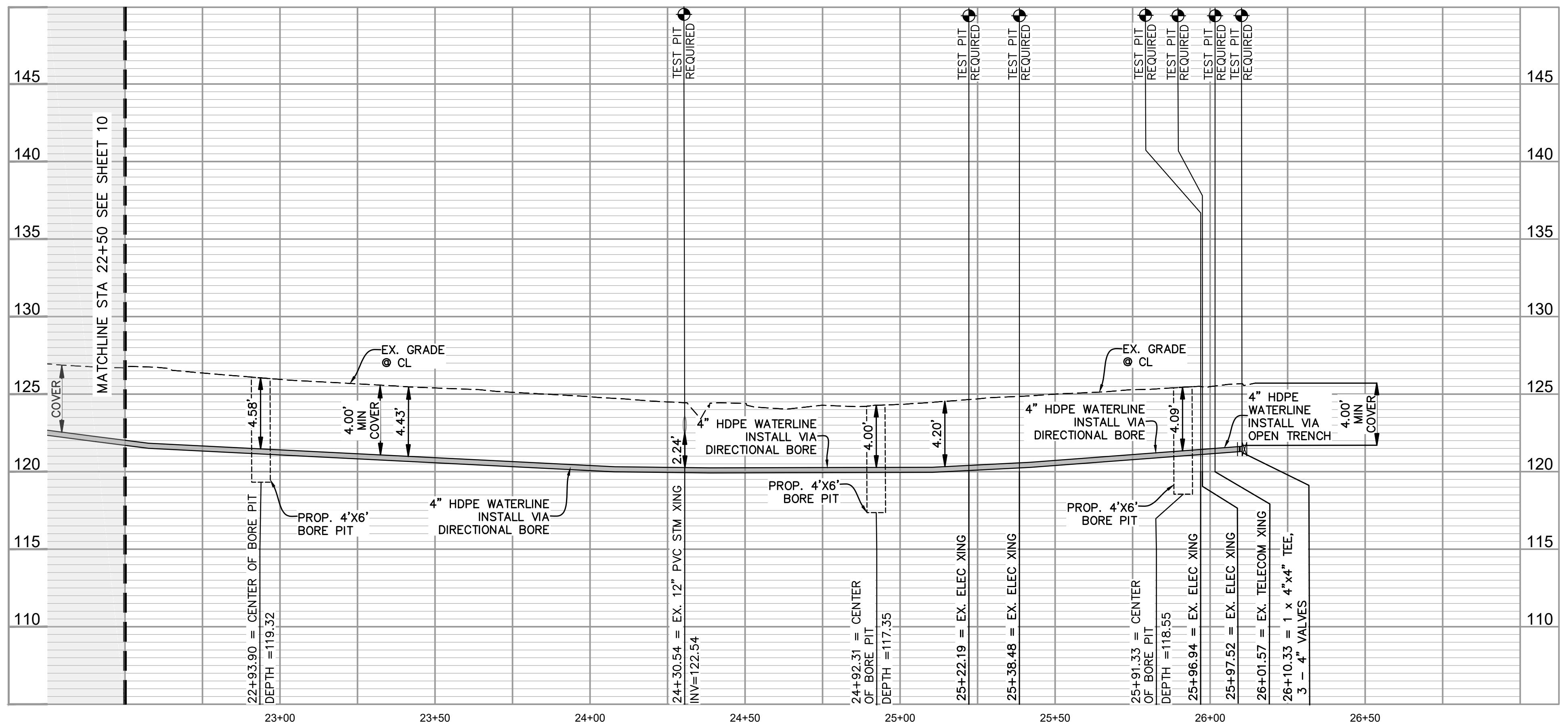
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3. DISTURBANCE TO PAVEMENT SHALL BE MINIMIZED AT ALL COSTS. ANY DISTURBANCE OF PAVEMENT SHALL BE REPLACED IN KIND.

FAIRFAX WATER NOTES:

1. CONTRACTOR TO NOTIFY AND COORDINATE WITH FAIRFAX WATER FOR THEIR OBSERVATION AND INSPECTION OF PROPOSED WATER IMPROVEMENTS AS REQUIRED PRIOR TO BEGINNING OF CONSTRUCTION OPERATIONS.

NOTE:

1. EXISTING WATERLINE CONFIGURATIONS IS ASSUMED BASED ON MULTIPLE RECORD DESIGN DOCUMENTS AND MAY NOT BE EXACT IN LOCATION, ALIGNMENTS, APPURTENANCES, ETC.



4-IN MAIN WATER LINE PROFILE VIEW

HORIZONTAL SCALE: 1"=25'

VERTICAL SCALE: 1"=5'

Bowman

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WATERLINE PLAN & PROFILE
POHICK BAY REGIONAL PARK
PIRATES COVE WATERLINE IMPROVEMENTS
FAIRFAX COUNTY, VA
MOUNT VERNON DISTRICT

CHRISTIE L. HAM
LIC. NO. 063112
01/07/2026
PROFESSIONAL ENGINEER, V.I.

PLANT STATUS	checked By
01/07/26	EE/SV
December, 2025	CL
Scale 1" = 25'	
1" = 5'	
NOVA Project Number	
Map Section	
Sheet	11 of 11
DATE	DESCRIPTION
	NOVA File Number

