

part 4

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January 7, 2015

OPEN HOUSE – Presentation
Update on Proposed Remodel & Upgrade of Idylwood Substation at Shreve Road

Dear Neighbor:

We invite you and our fellow neighbors to a concluding open house presentation on the updated plans for Dominion Virginia Power's proposed remodel of Idylwood Substation on Shreve Road. After several meetings within the community, Dominion's project team has been able to incorporate a number of modifications based on your input. We now want to bring the community back together to learn about final plans submitted to Fairfax County's Planning Department.

You will remember these proposed enhancements are needed to improve reliability and to support the growing demand for energy in Fairfax County and the cities of Falls Church and Fairfax.

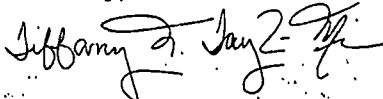
Doors open at 6:00 p.m. with updated photo simulations on display, followed by a brief presentation at 6:30 p.m. on final plans filed with Fairfax County's Planning Department.

We hope you can join us:

Wednesday, January 21, 2015
6:00 p.m. to 8:00 p.m.
Timber Lane Elementary School
2737 West Street, Falls Church, VA 22046

A map of the project area, answers to commonly asked questions, and other details about this project are available on our website at www.dom.com, keyword: "*Shreve*." If you would like to contact us regarding this project, please send an email to powerline@dom.com. Or, you can call 1-888-291-0190 to speak with one of our representatives Monday through Friday, 7:30 a.m. to 5:00 p.m.

Sincerely,



Tiffany Taylor-Minor
Manager, Electric Transmission Project Communications



Save the Date - Dominion VA Power Open House

Update on Proposed Remodel & Upgrade of Idylwood Substation at Shreve Road

At Dominion Virginia Power, we strive to be good neighbors; keeping you informed about energy needs in your area and working to minimize impact while we provide safe and reliable power.

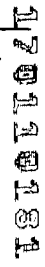
Please join us at Timberlane Elementary School, on **Wednesday, January 21, 2015**. Doors open at **6:00 p.m.** with updated photo simulations on display, followed by a brief presentation at 6:30 p.m. on final plans filed with Fairfax County's Planning Department.

Timber Lane Elementary School
2737 West Street
Falls Church, Virginia 22046

If you have any questions, please contact our Transmission team via email at **Powerline@dom.com** or by calling toll-free at **(888)291-0190** from 7:00 a.m. - 5:00 p.m., Monday-Friday.



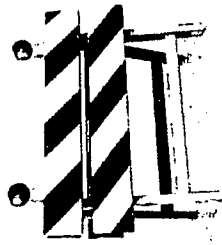
Dominion®





Dominion[®]

Dominion Virginia Power
P.O. Box 26666
Richmond, VA 23261



Open House Meeting



11011021

Dominion Virginia Power
701 East Cary Street, Richmond, VA 23219
Mailing Address: P.O. Box 26666
Richmond, VA 23261
Web Address: www.dom.com



Dominion[®]

Attachment III.B.1
Page 14 of 24

170119181

January 23, 2015

Re: *Proposed Remodel & Upgrade of Idylwood Substation at Shreve Road*
Fairfax County Application Update – Application Nos.: SE 2014-PR-032 & 2232-P-14-4

In February 2014, Dominion Virginia Power filed an application with Fairfax County's Planning Department for approval to remodel its existing Idylwood Substation at Shreve Road. This project would utilize Dominion-owned property, largely within its existing footprint.

Since that time, Dominion's project team has continued to work with neighbors and County staff to make final adjustments to the special exception application. Some of those highlights include:

- Dominion has achieved a 35-foot screening/buffer adjacent to Shreve Road
- An area of existing trees along Shreve Road has been preserved
- Dominion has achieved the 50-foot screening/buffer adjacent to homes along Holly Manor Drive (buffer areas adjacent to the Holly Crest sign could not achieve the full 50-feet due to substation operation constraints)
- All backbones have lowered to 75-feet from 95-feet in height
- More robust landscaping areas have been added adjacent to the southern substation property line
- The back lower yard future expansion has been removed from the application

As you may be aware, regrettably, our most recent open house was cancelled due to inclement weather in the area. We have since **rescheduled the open house for Wednesday, January 28th from 6:30 p.m. – 8 p.m. at Shrevewood Elementary School, located at 7525 Shreve Road in Falls Church.** Please note venue and time change for the meeting. We hope you can join us to view updated photo simulations and hear a brief presentation on final plans filed with the County.

Finally, depending on your property's proximity to the substation, you may also receive a legal notification from the County about the project and public hearing. The Planning Commission public hearing is scheduled for **February 11, 2015, at 8:15 pm, at the Fairfax County Board Auditorium.** The address for the hearing is 12000 Government Center Parkway, Lobby Level, Fairfax, Virginia.

Materials related to this case, SE 2014-PR-032 & 2232-P-14-4, may be viewed at the County's Planning website: <http://www.fairfaxcounty.gov/dpz/>, or during regular business hours at the above address.

If you would like to contact Dominion regarding this project, please send an e-mail to us anytime at powerline@dom.com, or call 1-888-291-0190 from 7 AM to 5 PM, Monday - Friday. You can also obtain information about this project at www.dom.com, keyword: "Shreve."

Best Regards,

Tiffany Taylor-Minor
Manager, Electric Transmission Project Communications



170110131

June 4, 2015

Re: *Site Plan Submission for Idylwood Substation Expansion at Shreve Road*
Fairfax County Site Plan Submittal Update – Tax Map Reference Number: 0492-01-0151 & 0492-12-0001A

As you may know, the Fairfax County's Planning Commission voted to approve Dominion Virginia Power's application to remodel its existing Idylwood Substation at Shreve Road. At the public hearing with the Fairfax County Board of Supervisors on May 12, 2015, our project was also approved. We will be submitting our site plans as the next step of the process in the first part of June 2015.

The site proposed is the existing electrical substation located on the south side of Shreve Road, nearest the intersection of Shreve Road and Holly Manor Drive, at 7701 Shreve Road, Falls Church, VA 22043. This is approximately 265 feet to the northeast from the front of the existing substation yard area (See enclosed site map).

Our proposed plan will upgrade, renovate and reposition the existing Idylwood electrical substation. The total site area is 7.15 acres and will feature state-of-the-art electrical equipment and infrastructure; there will be no dwelling units on this site. The amount of open space on this site is approximately 39% of the total site area (area outside of the wall/fence). Construction will alter the storm drainage by re-routing a portion of the unnamed tributary to Holmes Run. We will acquire the appropriate permitting with the United States Army Corps of Engineers to ensure the stream is re-routed properly and will not impact any off-site streams, ditches, catch basins, or existing drainage systems.

Materials related to this case, **0492-01-0151 & 0492-12-0001A**, may be viewed at the County's Planning website: <http://www.fairfaxcounty.gov/dpz/>, or during regular business hours at the above address. You may also access current plans for the project at www.dom.com, keyword: "Shreve." Here you can view the formal application, landscaping plan and simulations of the proposed project.

This site plan may also be reviewed at the Fairfax County Planning Commission office, located at 12055 Government Center Parkway, Suite 659 in Fairfax, VA 22035. You may also contact them at 703-324-5033.

We appreciate your patience and engagement as we continue to work through the development of a final project that provides safe and reliable power to the community.

If you would like to contact Dominion regarding this project, please send an e-mail to powerline@dom.com, reference "Shreve" or contact Brysan Mealy-Norris, Project Communications Coordinator at 1-844-288-5003 from 7 AM to 5 PM, Monday - Friday.

Sincerely,

Electric Transmission Project Communications



170110181

September 4, 2015

«OWNER»
«ADDR»
«CITY» «STATE» «ZIP»

RE: Idylwood Substation Rebuild Project; Plan No. 011353-SP-001-1

Dear Neighbor:

During the May 12, 2015 Fairfax County Board of Supervisors meeting, the Board approved a special exception application related to rebuilding the existing facility along with 35 development conditions to promote compatibility and harmony between our facility and its adjacent properties.

One of the development conditions advised Dominion to offer off-site landscaping to adjacent neighbors to reduce the visual impact of the substation. By this notice, Dominion is hereby requesting response from you on whether you would be interested in coordinating and meeting with Dominion and/or our representatives to develop landscaping on your property that would help to minimize the view of the substation.

Information referencing condition number 9, as it relates to the opportunity for off-site landscaping, is enclosed with this letter for your review.

We respectfully request that you notify Dominion of your desire to either coordinate with us for off-site landscaping or if conversely, you would like to opt out of this opportunity. If you choose to decline offsite landscaping, please notify me via e-mail t or a written letter, so that Dominion can provide documentation of our offer and your decline to the County.

Should you have any questions or concerns in reference to this opportunity, please contact me, at (804) 771-6408 or courtney.r.fisher@dom.com.

Sincerely,

A handwritten signature in black ink, appearing to read "CR Fisher".

Courtney R. Fisher
Senior Siting and Permitting Specialist

Enclosure



December 10, 2015

Re: **Maintenance work in your area**

Dear Neighbor:

Dominion Virginia Power would like to provide advance notice of upcoming work in your area. In the upcoming weeks, you will notice survey and tree maintenance crews in and around the Idylwood Substation at Shreve Road.

All activities will be performed within and along the existing electric transmission right of way. This corridor begins on the West/Southwest side of the Idylwood Substation.

Our tree maintenance work will involve pruning trees along the right of way that are encroaching towards our facilities, removing incompatible/inappropriate species within the right of way, removing/mitigating trees along the right of way edge that are hazardous to our facilities and mowing/trimming brush.

The survey and forestry work are part of Dominion's ongoing distribution improvement project and scheduled ongoing maintenance, respectively.

We value your safety and the safety of our crews working in this area and ask that you please keep a safe distance from the construction sites.

Thank you again for your patience as we work to better serve you and the other residents and businesses in the area. If you would like to contact Dominion regarding this work, please send an email to powerline@dom.com, or feel free to call 1-888-291-0190 to speak with a member of our dedicated electric transmission team.

Sincerely,

Dominion Virginia Power
Electric Transmission Team



Dominion

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December 22, 2015

Re: Upcoming construction & tree clearing work scheduled

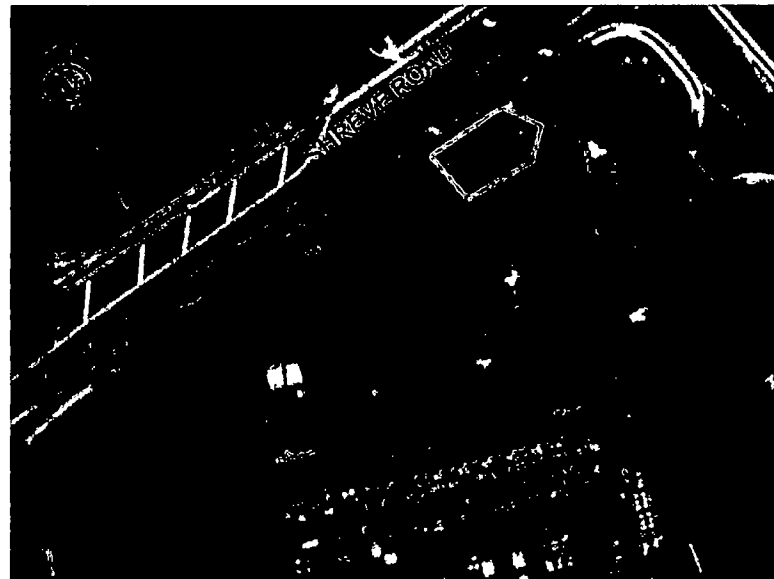
Dear Neighbor:

Happy holidays! Thank you for your patience and cooperation over this year as we worked to better serve you and the other residents and businesses in the area. As the end of the year quickly approaches, Dominion Virginia Power would like to provide an update on construction and tree clearing scheduled for the New Year.

As a continuation of the distribution work started earlier this year, contractors will begin construction on duct-bank and manholes on the east side of the Idylwood Substation at Shreve Road. Construction hours will run between 7:30 a.m. – 6 p.m., beginning in early January through August 30th, weather permitting.

Between February 2nd – 15th, gradual tree clearing will begin along the Shreve Road side of the substation associated with this distribution work. Any trees cleared will be outside of the “tree save” section (highlighted below), that was shown and approved as part of the Substation Special Exception to Fairfax County.

We anticipate that the bulk of the remaining trees along Shreve Road that will need to be cleared for the larger transmission project, will be removed by the May/ June 2016 timeframe, following substation site plan approval. Proposed landscaping will be installed thereafter.



In addition, you may see crews working in and around the substation, removing equipment and installing matting to prevent vehicles from becoming stuck in soft ground and grassy areas.



170110134

We value your safety and the safety of our crews working in this area and ask that you please keep a safe distance from the construction site(s). If you would like to contact Dominion regarding this work, please send an email to powerline@dom.com, or feel free to call 1-888-291-0190 to speak with a member of our dedicated electric transmission team.

Sincerely,

Dominion Virginia Power
Electric Transmission Team



170110181

May 26, 2016

**Re: Dominion Virginia Power – Idylwood Substation
7701 & 7707 Shreve Road**

Dear Neighbor:

As you know, we recently met with several neighbors and the Holly Crest HOA regarding Dominion’s need to temporarily relocate existing transmission power flow within the substation in what is referred to as a “high bus” along Dominion’s eastern property line. As we explained, the high bus is necessary so that the existing substation will remain operational during the construction period and allow Dominion to continue to provide reliable electrical service to the area. In order to protect the high bus from possible falling limbs or trees during the construction period, Dominion approached several neighbors regarding limited trimming or removal of trees or branches that were specifically identified as dead or dying or a threat to the electrical system. Please note these discussions are also occurring in conjunction with agreements between Dominion and individual property owners for the installation of new trees/plantings as agreed to during the special exception process.

We briefed Fairfax County regarding our plans to install the high bus and the related dialogue concerning tree trimming and removal. Subsequent to our briefing, the County has asked for certain clarifying information which is contained in the attached letter.

Dominion’s efforts to work with certain neighbor’s with respect to strategic trimming or removal of trees that are a potential threat to the reliability of the system is not based on a request by Fairfax County, or a requirement of the special exception approval. As such, Dominion would like to assure you that nothing from Fairfax County is compelling your agreement to the removal or trimming of trees on your respective property, and that it is up to individual property owners at this time. We will continue to keep you up-to-date as to the status and provide any response from Fairfax County regarding installation of the high bus. Further, as discussed individually with each property owner, we will forward separate agreements that outline what has been agreed to regarding trimming, removal, or installation of new landscaping on those respective properties.

If you have any questions, please feel free to contact me.

Sincerely,

Tiffany Taylor-Minor

Cc: Lori Jeffrey, Holly Crest HOA
Maryl Kerly, Holly Crest HOA



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July 14, 2016

Re: *Site Plan Re-Submission Notice for Idylwood Substation Expansion at Shreve Road*
Fairfax County Site Plan #011353-SP-001-1
Tax Map Reference Number: 0492-01-0151 & 0492-12-0001A

Dominion Virginia Power will be re-submitting the final site plans to remodel our existing Idylwood Substation at Shreve Road in late summer 2016, following third party review. Changes and corrections may occur prior to approval of the site plan – any person wishing to comment on the plan should submit comments to the County office listed below. Any person wishing to be notified of the approval of the plan should submit a written request to that effect to the County office listed below. The site plan is subject to approval thirty (30) days after the postmark date of this notice, unless releases are executed by all property owners required to be notified, in which case the plan may be approved sooner than thirty (30) days after the postmark date.

This site plan, **#011353-SP-001-1**, may be reviewed at the Fairfax County Department of Public Works and Environmental Services office, located at 12055 Government Center Parkway, Suite 444 in Fairfax, VA 22035. You may also contact them at 703-324-1780.

Further materials related to this case may be viewed at the County’s Planning website: <http://www.fairfaxcounty.gov/dpz/>. You may also access current plans for the project at www.dom.com, keyword: “*Shreve*.” Here you can view the formal application, landscaping plan, and photo simulations of the proposed project.

The proposed site plan project is located at the existing electrical substation on the south side of 7701 Shreve Road, nearest the intersection of Shreve Road and Holly Manor Drive, Falls Church, VA 22043. The site is approximately 265 feet to the southwest from this intersection (see enclosed site map).

Our proposed plan will upgrade, renovate and reposition the existing Idylwood electrical substation. The total site area is 7.14 acres and will feature state-of-the-art electrical equipment and infrastructure; there will be no dwelling units on this site. The amount of open space on this site is approximately 39% of the total site area (area outside of the wall/fence). Construction will alter the storm drainage by re-routing a portion of the unnamed tributary to Holmes Run. The appropriate permitting with the United States Army Corps of Engineers has been acquired to ensure the stream is re-routed properly and will not impact any off-site streams, ditches, catch basins, or existing drainage systems.

We appreciate your patience and engagement as we continue to work through the development of a final project that provides safe and reliable power to the community.

If you would like to contact Dominion regarding this project, please send an e-mail to powerline@dom.com, reference “*Shreve*” or contact the team by phone at 1-888-291-0190 from 7 AM to 5 PM, Monday - Friday.

Sincerely,

Electric Transmission Project Communications

Dominion Virginia Power
Electric Transmission
701 East Cary Street, Richmond, VA 23219
dom.com



December 16, 2016

Dear Neighbor,

As you are aware, in summer 2013, Dominion Virginia Power (Dominion) introduced a new infrastructure project at its existing Idylwood Substation in Fairfax County to improve current reliability and address future energy needs. Since that time, we have continued meeting with members of the community and homeowners associations; providing community updates via mail and email; posting construction updates to our project page (dom.com, keyword: *Shreve*); and hosting local open house information sessions. Further, we have established committees of your neighbors for both landscaping and wall design in an effort to keep the immediate community informed and engaged.

In February 2014, Dominion submitted a Special Exception Permit application to Fairfax County's Planning Department for review and approval of the Idylwood Substation redesign and received approval from the Fairfax County Board of Supervisors on May 12, 2015. Please be advised that Dominion will be filing a Special Exception Amendment (SEA) with Fairfax County. The primary purpose of this SEA will be to incorporate the construction high bus¹ into the approved plans and approval documents. The configuration of the other components of the substation that have been previously approved by Fairfax County will stay the same. Similarly, there is no change with respect to the need and infrastructure demands that necessitate the upgrade to the existing facility. As with other components of the governing land use approvals, this SEA process will provide additional certainty and predictability by defining the location and configuration of the construction high bus. Dominion is currently coordinating with the County on necessary authorization to commence grading and stormwater management work on the site to reduce the total duration of the construction time line.

Due to certain recent developments in state regulation of transmission-voltage projects, and based on guidance from the Staff of the state regulatory body, the State Corporation Commission of Virginia (SCC), Dominion is preparing to submit an application for the project to the SCC for review and approval in coordination with the SEA process. In its review, the SCC must confirm the need and approve a project that meets the need and reasonably minimizes adverse impact on the scenic assets, historic districts and environment of the area concerned, with formal involvement of the Virginia Department of Environmental Quality, SCC Staff and other interested parties. There will be opportunities for the public to participate during the SCC review process, which may last six months

¹ Dominion must temporarily shift a portion of the transmission power flow to what is referred to as a "high bus." The construction high bus is a steel, linear structure that is approximately 35-37 feet off the ground in height. Dominion currently anticipates that this construction high bus will be present for approximately three years, subject to construction scheduling and obtaining transmission outages and requisite authorizations.

The construction high bus is necessary to perform two critical electrical functions during the construction: to feed new distribution transformers for the community and feed one of the existing transmission lines during construction. Once the new transmission equipment is installed at a later point in the construction sequence, then the high bus will be de-energized and removed. The construction high bus is similar to the temporary placement of construction equipment such as cranes or scaffolding.

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December 19, 2016
Page Two

or possibly more. I have included with this letter a flow chart identifying when those opportunities occur during a typical transmission line proceeding. After Dominion's application is filed, the SCC will issue an order scheduling procedural dates, which will be made available on the project's dom.com website and the SCC site, www.scc.virginia.gov. The Company will provide a description in its SCC application of the local approvals already obtained or in process in parallel.

We are continuing our review with County staff to determine what work can continue at the substation site during the parallel SCC and SEA review processes to ensure continued service reliability and timely completion of the project.

At Dominion, we strive to minimize impacts to neighbors while continuing to provide safe and reliable power. We appreciate your patience and engagement as we secure necessary authorizations to improve local service reliability. Expect regular updates starting soon regarding the status of the SCC and SEA processes, as well as a general time line and other information related to the Idylwood substation project, both through letters like this one and on the project website (dom.com, keyword: *Shreve*).

If you have any questions, please don't hesitate to contact me directly at 888-291-0291 or via email

Sincerely,

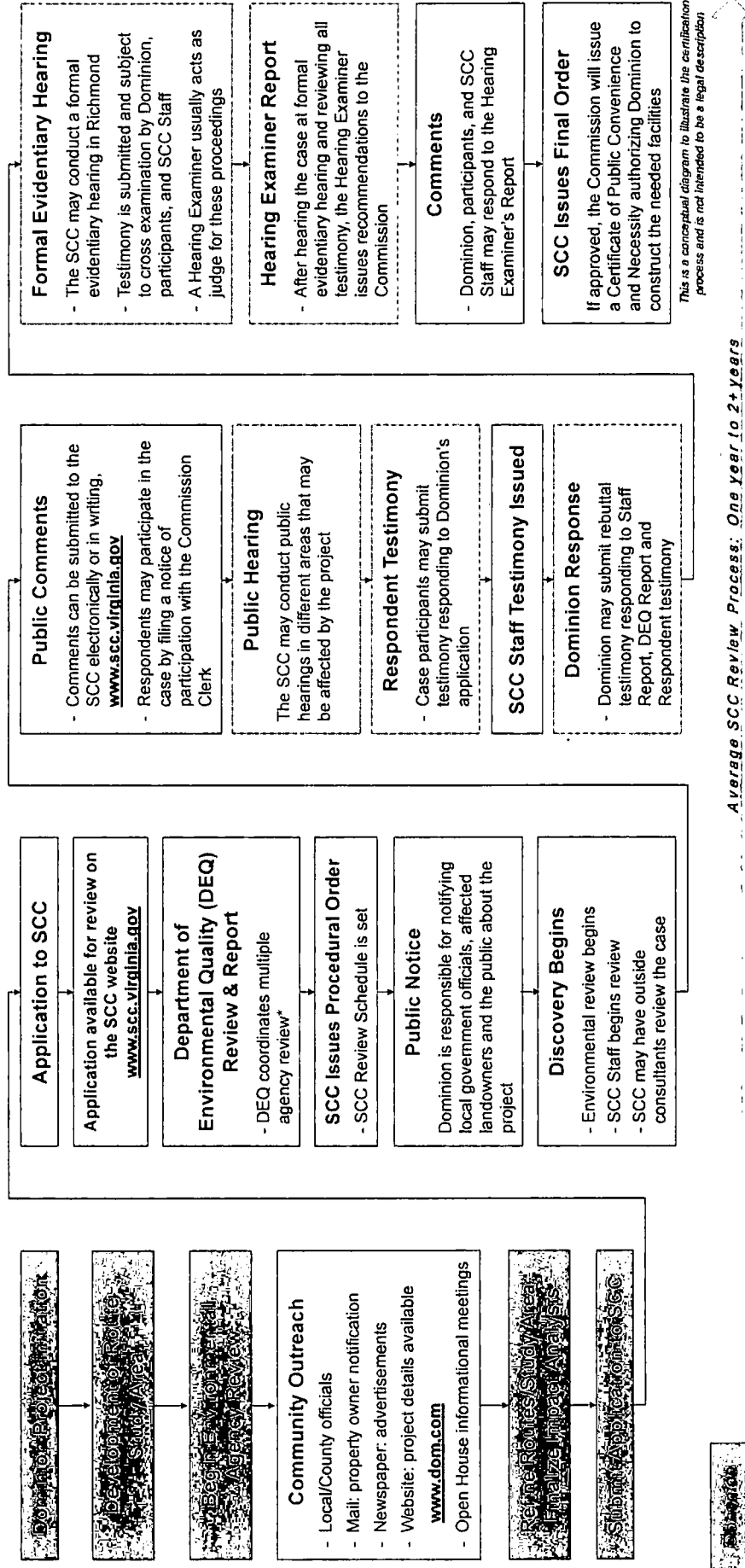


Tiffany Taylor-Minor
Electric Transmission, Project Communications

Enclosure

The Transmission Line Approval Process

Virginia's State Corporation Commission (SCC) has regulatory authority over all electric utilities and requires that all transmission facilities at or above 138 kV be certified by the SCC. The SCC determines the need for a proposed line and the route. Among other elements considered, the SCC must determine that the selected route reasonably minimizes the impact on scenic assets, historic districts, and the environment.



*DEQ coordinated agency review includes: Virginia Marine Resources Commission, Department of Conservation & Recreation, Department of Game & Inland Fisheries, Department of Historic Resources and others.

Dominion Virginia Power
701 E. Cary St., Richmond, VA 23219
Mailing Address: P.O. Box 26666
Richmond, VA 23261
dom.com



December 19, 2016

Fairfax County
Attention: Mr. Edward L. Long Jr., County Executive
12000 Government Center Parkway
Fairfax, VA 22035

RE: Dominion Virginia Power's Idylwood Substation Rebuild and Relocation of 230 kV Transmission Lines - Fairfax County, Virginia

Dear Mr. Long:

In order to comply with mandatory North American Electric Reliability Corporation Reliability Standards, PJM Interconnection, L.L.C. reliability standards, to maximize existing land at Idylwood Substation Virginia Electric and Power Company ("Dominion") proposes to rebuild and rearrange facilities both within the Idylwood property and within the existing electric transmission right-of-way. You are familiar with this project, as Dominion's application SE 2014-PR-032/2232 was recommended for approved by the County Planning Commission on March 4, 2015. Subsequently, the County Board of Supervisors approved the Special Exception application on May 13, 2015.

Pursuant to Virginia State Code §15.2-2202, Dominion hereby notifies you of our intention to file an application with the Virginia State Corporation Commission for the review, approval, and construction of the project. Dominion respectfully invites Fairfax County to share any interests related to our proposal.

Dominion is committed to continuing dialogue on this project; we will keep you informed by providing the County copies of the SCC application. You may also see project details by visiting www.dom.com, keyword, "Shreve". You may contact me at (804) 771-6408 or by e-mail at courtney.r.fisher@dom.com.

Sincerely,

A handwritten signature in black ink, appearing to read "CR Fisher", is written above the typed name.

Courtney R. Fisher
Sr. Siting and Permitting Specialist

III. IMPACT OF LINE ON SCENIC, ENVIRONMENTAL AND HISTORIC FEATURES

- C. Detail the nature, location, and ownership of all buildings which would have to be demolished or relocated if the project is built as proposed.**

Response: During its site plan approval process with the Fairfax County, Dominion Virginia Power became aware of unauthorized encroachments of fences and sheds on Company-owned property that will need to be addressed in accordance with any potential conditions Fairfax County Board of Supervisors may require as part of the Company's site plan approval for the Rebuild Project. The Company has contacted property owners regarding these unauthorized encroachments.

The Company is not aware of any residences encroaching on Company-owned property or within the right-of-way and does not expect to have any residences demolished or relocated in connection with the Idylwood Substation Rebuild Project.

III. IMPACT OF LINE ON SCENIC, ENVIRONMENTAL AND HISTORIC FEATURES

D. What existing physical facilities will the line parallel, if any, such as existing transmission lines, railroad tracks, highways, pipelines, etc.? Describe the current use and physical appearance and characteristics of the existing right-of-way that would be paralleled. How long has the right-of-way been in use?

Response: The Fairfax County Board of Zoning Approvals approved the property for use as a substation on November 26, 1946. Shortly thereafter, the substation was constructed and the existing right-of-way in the transmission corridor adjacent to the substation has been in continuous use since that time.

III. IMPACT OF LINE ON SCENIC, ENVIRONMENTAL AND HISTORIC FEATURES

E. Has the Company investigated land use plans in the areas of the proposed route? How would the building of the proposed line effect future land use of the areas affected?

- 1. Has the Company determined from the governing bodies of each county, city and town in which the proposed facilities will be located whether those bodies have designated the important farmlands within their jurisdictions, as required by Virginia Code Section 3.2-205 B?**
- 2. If so, and if any portion of the proposed facilities will be located on any such important farmland, please:**
 - a. Include maps and other evidence showing the nature and extent of the impact on such farmlands.**
 - b. Describe what alternatives exist to locating the proposed facilities on the affected farmlands, and why those alternatives are not suitable.**
 - c. Describe the applicant’s proposals to minimize the impact of the facilities on the affected farmland.**

Response: As noted above in Section III.B, Dominion Virginia Power met with the local Fairfax County officials and their staff in connection with the Special Exception application, the Special Exception Amendment application, and the Va. Code § 15.2-2232 determination for the Idylwood Substation Rebuild Project. The comprehensive plan for Fairfax County was reviewed to evaluate the potential effect the Idylwood Substation Rebuild Project could have on future development as part of the application process and to prepare the Special Exception Plat and 2322 Plan. The Board of Supervisors approved the Company’s Special Exception application on May 12, 2015. See Attachment III.E.1. The Company’s Special Exception application, including the Special Exception Plat and 2322 Plan are included as Attachment III.E.2. The Fairfax County staff report recommending approval can be found at: <http://ldsnet.fairfaxcounty.gov/ldsnet/ZAPSMain.aspx?cde=SE&seq=4186164>.

As noted in Sections I.A and III.B, the Company also filed a Special Exception Amendment application with Fairfax County Department of Planning and Zoning on December 22, 2016. The Company anticipates official acceptance of that application in January 2017, after which the Zoning Evaluation Division will begin its review.

- 1. Fairfax County has not designated any such farmland.
- 2. Not applicable.

170110181



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

May 13, 2015

Courtney Fisher
Virginia Electric and Power Company (d/b/a Dominion Virginia Power)
701 East Cary Street, 12th Floor
Richmond, VA 23219

Re: Special Exception Application SE 2014-PR-032

Dear Ms. Fisher:

At a regular meeting of the Board of Supervisors held on May 12, 2015, the Board approved Special Exception Application SE 2014-PR-032 in the name of VA Electric and Power Company D/B/A Dominion Virginia Power. The subject property is located at 7701 and 7707 Shreve Road, on approximately 7.15 acres of land, zoned R-3, in the Providence District [Tax Map 49-2 ((1)) 151 and 49-2 ((12)) 1 A]. The Board's action permits an electrical substation and telecommunication facility, pursuant to Section 3-304 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to the Special Exception shall be in substantial conformance with the approved Special Exception (SE) Plat entitled "Idylwood Substation," prepared by Dewberry Engineers, Inc., dated February 2014, as revised through April 6, 2015, and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

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4. Right-of-way along Shreve Road shall be dedicated as generally depicted on the plat, as approved by Fairfax County and the Virginia Department of Transportation (VDOT). The right-of-way shall be dedicated without encumbrances and in fee simple to the Board of Supervisors upon request by either Fairfax County or the Virginia Department of Transportation, whichever occurs first.
5. The entrances to the substation and the telecommunications facility shall meet the commercial entrance standards of the Virginia Department of Transportation (VDOT) and the driveways outside the perimeter wall shall be asphalt. The existing curb cut/entrance on Holly Manor Lane shall be removed and the curb and gutter and sidewalk shall be restored in the right of way prior to issuance of a Non Residential Use Permit (Non-RUP).
6. A 5-foot wide sidewalk shall be constructed across the Shreve Road frontage prior to issuance of a Non-RUP.
7. Stormwater management shall be provided as generally depicted on the SE Plat or as approved by the Department of Public Works and Environmental Services (DPWES). The applicant shall promptly provide mitigation measures if there are impacts from increased stormwater downstream of the property.
8. The planting schedule provided on the SE Plat provides suggested vegetation and can be modified upon approval of the Urban Forest Management Division should other vegetation options be preferred, as an example, replacing the Yellow Wood and Greenspire with Red Sunset and/or Black gum varieties.
9. Landscaping shall be provided onsite in order to meet the intent of the Type 2 and Type 3 Transitional Screening requirements subject to the review and approval of the Urban Forest Management Division. On-site landscaping shall be as generally depicted on the SE Plat. The Applicant shall provide the off-site landscaping to reduce the visual impact of the substation on the adjacent residential properties, property owners who have views of the new substation equipment, and community association common areas. The Applicant shall provide evergreen and/or deciduous vegetation on the lot of each landowner along Holly Manor Drive and Marthas Lane who are adjacent to the substation property or who will have views of the new substation equipment, and who elect to have off-site landscaping installed on their property. The Applicant shall contact the Holly Crest Community Association and/or individual property owners adjacent to the substation along Holly Manor Drive to develop a plan for supplemental landscaping to be installed by the Applicant. The height limitations for vegetation shown on the substation property shall not apply to offsite vegetation nor shall the Applicant conduct trimming or maintenance on said offsite vegetation without the property owners consent. The Applicant shall also contact the representatives of the Dominion Heights Herrell Addition subdivision to determine if off-site landscaping should be provided on those properties as well. The Applicant shall negotiate the quantity, location,

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species, and type of landscaping with each individual landowner and submit the final design to the Urban Forest Management Division (UFMD) for review and comment. The design shall also be submitted to the Providence District Supervisor's office for review and comment. Landscaping shall be a minimum size of 7 feet tall and between 2 and 2 ½ inches in caliper at the time of planting. The landscaping shall be installed by the Applicant at the sole cost of the Applicant. The viability of such plantings shall be assured by the Applicant for a one (1) year period after installation, but regular care and maintenance shall be provided by the landowner. For satisfaction of this development condition, prior to site plan approval, the Applicant shall demonstrate that the landowners adjacent to the substation along Holly Manor Drive and Marthas Lane and in the Dominion Heights Herrell Addition subdivision were contacted via certified mail of their eligibility to receive off-site landscaping. The Applicant shall begin working with the adjacent homeowners anytime thereafter. Landscaping may be installed prior to or following construction of the substation, as determined by the individual landowner, including the Holly Crest Community Association. Prior to release of the project's performance bond, the Applicant shall demonstrate final compliance of this development condition with either approved landscape layouts including property owner signatures verifying installation of respective off-site landscaping, a property owner's election to not receive off-site landscaping, or evidence of the Applicant's good faith effort to obtain such approval. The Applicant shall work with UFMD and the Providence District Supervisor's office to resolve any differences that arise during this process.

10. Prior to the installation of plants to meet requirements of the approved landscape plan, the Applicant, with the Contractor/Developer serving as the agent, shall coordinate a pre-installation meeting on site with the contractor/developer of the site and a representative of the County Urban Forest Management Division (UFMD). Any proposed changes to the location of planting, size of trees/shrubs, and any proposed plant substitutions for species specified on the approved plan shall be reviewed at this time and must be approved prior to planting. The installation of plants not specified on the approved plan, and not previously approved by UFMD, may require submission of a revision to the landscape plan or removal and replacement with approved material, prior to bond release. UFMD shall be contacted (703-324-1770) a minimum of three (3) days prior to the meeting on site.
11. The wall shall be constructed as generally depicted on the SE Plat and shall be precast masonry panels and pilasters with brick façade along the north, east and west boundaries. Pre-cast concrete masonry panels and pilasters may be installed for the southern wall with matching brick color. The wall shall be built in general conformance with the SE plat and meet the Applicant's latest security requirements. A 7 foot high chain link fence with barbed wire shall be provided along Lots 18, 19 and 20 of Holly Crest in a similar location to the existing chain link fence. (Tax Map Parcels 49-2 ((41)), 0018, 0019 and 0020) This area between the fence and the

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wall shall be gated to prohibit unauthorized access. The gate along the front shall be 16 feet tall to match the rest of the wall height along Shreve Road, and shall open in towards the substation, slide or roll upwards.

12. The vegetation and wall proposed on-site are required to remain as generally depicted on the SE Plat Minor modifications as allowed by the Zoning Ordinance may be permitted; however, replacement and appropriate maintenance of the vegetation and wall shall be provided as necessary to ensure the survival of the vegetation and aesthetic quality of the wall. Should the vegetation not survive, the Applicant shall replace such vegetation and maintain it thereafter.
13. If a gate is necessary in the chain link fence along the southern boundary adjacent to the Dominion Power easement, a gap in the vegetation may be permitted up to 14 feet wide upon review by the Urban Forestry Management Division.
14. As a condition of the 10-year tree canopy modification, a contribution of \$19,538.00 shall be made to the Tree Preservation and Planting Fund at the time of site plan approval.
15. Tree Preservation: The Applicant shall submit a tree preservation plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES.
16. The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on- and off-site trees, living or dead with trunks 12 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet of the limits of clearing and grading within the undisturbed area. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the SE and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.
17. Tree Preservation Walk-Through. The limits of clearing and grading are proposed to cover the entire site and it is unlikely that these will be significantly altered. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous

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line of flagging prior to the walk-through meeting. The Providence District Supervisor's office and adjacent neighbors shall be notified in writing in advance of this walk-through for their opportunity to participate in the walk-through. During the tree preservation walk-through meeting, the Applicant's certified arborist or Registered Consulting Arborist shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions. Any trimming of trees on adjacent properties for purposes of construction shall be done under the supervision of a certified arborist and after notification of the property owner.

18. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the SE Plat, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the SE Plat, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.
19. Tree Preservation Fencing: All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" proffer below.
20. All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities,

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but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.

21. Root Pruning. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:
 - a. Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
 - b. Root pruning shall take place prior to any clearing and grading, or demolition of structures.
 - c. Root pruning shall be conducted with the supervision of a certified arborist.
 - d. An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete."
22. A plan for the care and maintenance of the trees to be managed and maintained onsite along Shreve Road and for protection of offsite trees shall be developed during site plan review based on consultation and coordination with a certified arborist. The care and maintenance of the onsite trees could include pruning and supplemental planting to meet the intent of Transitional Screening 2. The offsite trees shall include but not be limited to trees numbered 104, 105, 131, 132, 133, 134, 114, 116, 117, 113, 107, 109 and 111. During site plan review, the total square footage of the canopy area associated with those trees to be protected, managed and maintained shall be provided. Based on the square footage of canopy, a replacement cost will be prepared by the Urban Forest Management Division (UFMD) based on the latest County of Fairfax, Department of Public Works and Environmental Services Comprehensive Unit Price Schedule. Once the cost estimate is approved, a bond or letter of credit shall be provided for the replacement value for the onsite trees. For the offsite trees, the trees shall either be replaced or replacement value shall be provided to the property owner (based on the preference of the property owner).
23. The wall may be built in stages. All reasonable efforts shall be made to complete as much of the wall as possible at the earliest stage possible.
24. Construction and demolition debris waste shall be recycled to the maximum extent practicable during the various stages of the existing substation demolition.

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25. During site plan review, a plan for the mitigation of construction impacts shall be developed by the Applicant. Measures to alleviate construction impacts on Shreve Road and the surrounding communities should include evaluation of whether a flag person is necessary during construction, setting up a schedule for deliveries of large construction equipment or materials (subject to VDOT regulations), establishment and continuation of a website for the project which will provide alerts (which could include mass emails or use of social media) on high impact (for instance noise or traffic impacts) activities or other measures, designed to provide timely notification to the area residents and those traveling on Shreve Road. This plan shall be provided to the Providence District Supervisors office. Pedestrian access across the property shall be maintained at all times throughout construction.
26. This use shall be subject to the Noise Ordinance of Fairfax County.
27. All applicable permits from the US Army Corps of Engineers, Virginia Department of Environmental Quality, and Virginia Department of Conservation and Recreation shall be obtained prior to obtaining site plan approval.
28. Construction hours be limited to Monday through Friday 7:30 am and 6:00 pm. Should work on Saturdays be necessary, hours shall be limited to 8:00 am to 4:00 pm. No construction work shall be performed on Sundays or major federal holidays. Signage shall be posted on-site in English and Spanish, or any other language which may become necessary based on construction personnel, notifying construction personnel of residential properties in close proximity to the substation and to limit truck idling. Construction vehicles shall not idle or park along Holly Manor Drive and signs for the construction and prohibition on idling shall be placed on the nearby streets subject to VDOT approval. Noise reducing efforts such as using flags or a single buzzer instead of beepers, use of temporary construction noise abatement techniques or such other measures shall be diligently pursued. The Applicant shall provide the Providence District Supervisor's office with a point of contact for construction related issues. The Applicant shall provide a response to construction related issues/questions/complaints within 24 hours of receiving notice. The construction hours noted above shall not prohibit the Applicant from performing emergency construction or maintenance on the substation or adjacent power lines as necessary.
29. All signs onsite shall be subject to Article 12.
30. Storage of materials, equipment or trucks not needed for operation of the substation or adjacent power lines is not permitted onsite once construction activities have been completed.
31. All graffiti shall be removed as expeditiously as possible, and shall be removed no later than a week after the Applicant is notified of the issue. A point of contact for

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ongoing maintenance issues shall be established with the Providence District Supervisors office and updated as the contact may change.

32. Construction traffic shall be limited to the Shreve Road entrances.
33. All reasonable efforts shall be made to reduce construction noise on the east side of the property due to the close proximity of residences. Multi-lingual signage shall be posted on-site notifying construction personnel of these efforts.
34. Electromagnetic field (emf) readings at the perimeter of the site shall be provided to the Holly Crest Community Association and other interested property owners within 6 months after the substation equipment becomes operational, or prior to bond release, whichever occurs first.
35. Following construction of the substation wall and installation of the landscaping at the property's northeastern corner (including the Holly Crest off-site landscaping that is located in this general area and depicted at the northeast corner on the plat), the Applicant shall work with the Holly Crest HOA to determine if there is a need to relocate or replace the Holly Crest entrance sign. The Applicant will fund the relocation or replacement of the entrance sign up to \$35,000.00 if it is determined that the sign is not adequately screened from the substation or if the sign appears disconnected from the residential community. The intent is to ensure the sign is associated with the Holly Crest neighborhood and not the substation. If the new landscaping satisfactory separates the sign from the substation use, the \$35,000.00 contribution shall be not required. Prior to the issuance of the non-RUP, the applicant shall obtain a letter from the Holly Crest HOA indicating that this condition has been satisfied.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the Special Exception. The request must explain why additional time is required, specify the amount of additional time requested, and explain the basis for the amount of time requested.

The Board also:

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- Approved modification of transitional screening requirements along all boundaries of the site in favor of that shown on the special exception (SE) plat
- Directed the Director of the Department of Public Works and Environmental Services (DPWES) to approve a modification of 10-year tree canopy requirements in favor of that shown on the SE plat
- Directed the Director of DPWES to approve a waiver of the tree preservation target requirements in favor of that shown on the SE plat

Please note that on March 4, 2015; the Planning Commission approved Public Facilities Application 2232-P14-4. The Commission noted that the applications met the criteria of character, location and extent, and was in conformance with Section 15.2-2232 of the *Code of Virginia*, as amended.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

cc: Chairman Sharon Bulova
Supervisor Linda Smyth, Providence District
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager, GIS, Mapping/Overlay
Michael Davis, Section Chief, Transportation Planning Division
Donald Stephens, Transportation Planning Division
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Jill Cooper, Executive Director, Planning Commission
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation



COUNTY OF FAIRFAX
 Department of Planning and Zoning
 Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: SE 2014-PR-032
 (Staff will assign)

RECEIVED
 Department of Planning & Zoning
 MAY 20 2014
 Zoning Evaluation Division

APPLICATION FOR A SPECIAL EXCEPTION
 (PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME VA. ELECTRIC & POWER CO. D/B/A DOMINION VIRGINIA POWER
	MAILING ADDRESS 701 E. Cary St. RICHMOND, VA 23219
	PHONE HOME () WORK (804) 771-6408
	PHONE MOBILE (804) 380-9335
PROPERTY INFORMATION	PROPERTY ADDRESS 7701 SHEREVE ROAD FALLS CHURCH, VA 22043
	TAX MAP NO. 0492-01-0151, 0490-12-0001A SIZE (ACRES/SQ FT) 7.15ac (TOTAL)
	ZONING DISTRICT R-3 MAGISTERIAL DISTRICT PROVIDENCE
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: N/A
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION 9-101.
	PROPOSED USE EXISTING USE: ELEC. SUBSTATION, TELECOMM. FACILITY PROPOSED USE: ELEC. SUBSTATION, TELECOMM. FACILITY
AGENT/CONTACT INFORMATION	NAME COURTNEY FISHER
	MAILING ADDRESS 701 EAST CARY STREET, 12TH FLOOR RICHMOND, VA 23219
	PHONE NUMBER HOME WORK 804-771-6408
	PHONE NUMBER MOBILE 804-380-9335
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact
<p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p> <p>COURTNEY FISHER <i>Courtney Fisher</i> TYPE/PRINT NAME OF APPLICANT/AGENT SIGNATURE OF APPLICANT/AGENT</p>	

DO NOT WRITE IN THIS SPACE

Date application accepted: June 19, 2014

Application Fee Paid: \$ 16,375.00

1810107

EST010184

SE 2014-PR-032 Zoning Application Closeout Summary Report

Printed: 5/15/2015

General Information

APPLICANT: VA. ELECTRIC & POWER CO. D/B/A DOMINION VIRGINIA POWER
DECISION DATE: 05/12/2015
CRD: NO
HEARING BODY: BOS
SUPERVISOR DISTRICT:
ACTION: APPROVE
STAFF COORD: SUZANNE WRIGHT
DECISION SUMMARY:

ON MAY 12, 2015, THE BOARD UNANIMOUSLY APPROVED SE 2014-PR-032 ON A MOTION BY SUPERVISOR SMYTH, SUBJECT TO DEVELOPMENT CONDITIONS DATED MAY 7, 2015.

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>
				R-3	7.15 ACRES

Tax Map Numbers

049-2- /01/ /0151-
049-2- /12/ /0001-A

Approved Land Uses

Zoning District: R- 3

<u>LAND USE</u>	APPROVED RESIDENTIAL DEVELOPMENT			APPROVED NON-RESIDENTIAL DEVELOPMENT		
	<u>DWELLING</u> UNITS	<u>LAND AREA</u>	<u>NO. OF</u> <u>ADU'S</u>	<u>GFA</u>	<u>LAND AREA</u>	<u>FAR</u>
ELEC/SUBST					7.15 ACRES	
TOTAL					7.15 ACRES	

Approved Waivers/Modifications

WAIVE TREE PRESERVATION TARGET AREA PERCENTAGE
 MODIFY TRANSITIONAL SCREENING REQUIREMENT
 MODIFY 10-YEAR TREE CANOPY REQUIREMENT

70110181

Approved Development Conditions

DEVELOPMENT CONDITION STATEMENT DATE: 05-07-2015

<u>DEVELOPMENT CONDITION</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB</u>	<u>EXPIR DTE</u>
URBAN FORESTRY REVIEW	01-01-0001	0	N/A	0	01-01-0001
SIDEWALK / TRAIL	01-01-0001	0	NON-RUP	0	01-01-0001
DRIVEWAY AND DRIVEWAY ENTRANCES	01-01-0001	0	NON-RUP	0	01-01-0001
BARRIER (ARTICLE 13)	01-01-0001	0	N/A	0	01-01-0001
PERMITS SHALL BE OBTAINED	01-01-0001	0	N/A	0	01-01-0001
WATER QUALITY / CLEAN WATER ACT	01-01-0001	0	SITE PLAN	0	01-01-0001
OTHER - ENVIRONMENT	01-01-0001	0	N/A	0	01-01-0001
CONSTRUCTION VEHICLE RESTRICTIONS	01-01-0001	0	N/A	0	01-01-0001
LANDSCAPING - OFF-SITE	01-01-0001	0	N/A	0	01-01-0001
LANDSCAPE PLAN REQUIRED	01-01-0001	0	N/A	0	01-01-0001
CONTRIBUTION - OTHER LAND USE	01-01-0001	0	SITE PLAN	19,538	01-01-0001
SIGNAGE	01-01-0001	0	N/A	0	01-01-0001
TREE SAVE FENCING	01-01-0001	0	N/A	0	01-01-0001
STORMWATER MANAGEMENT POND - ON-SITE	01-01-0001	0	N/A	0	01-01-0001
TREE PRESERVATION / SURVEY	01-01-0001	0	N/A	0	01-01-0001
LIMITS OF CLEARING AND GRADING	01-01-0001	0	N/A	0	01-01-0001
RIGHT OF WAY - DEDICATION	01-01-0001	0	N/A	0	01-01-0001
OTHER - LAND USE	01-01-0001	0	N/A	0	01-01-0001
TRANSITIONAL SCREENING	01-01-0001	0	N/A	0	01-01-0001
LANDSCAPE MAINTENANCE	01-01-0001	0	N/A	0	01-01-0001
SUBJECT TO SITE PLANS / SUBDIVISION PLATS	01-01-0001	0	N/A	0	01-01-0001
OTHER - GENERAL	01-01-0001	0	N/A	0	01-01-0001
APPROVED FOR LOCATION/STRUCTURE/USES ETC ON PLAT:	01-01-0001	0	N/A	0	01-01-0001



Dewberry Engineers, Inc.
10000 Park Lakes Drive
Suite 200
Fairfax, Virginia 22030
Phone: 703-261-1300
Fax: 703-261-1303
Email: info@dewberry.com



Dominion Virginia Power
Idylwood Substation
SE 2014-PR-032
SPECIAL EXCEPTION PLAT
2232 PLAN
FAIRFAX COUNTY, VIRGINIA



DATE: _____
SCALE: _____
SCALE: _____

REV.	DATE	BY	DESCRIPTION

DESIGNED BY: DJJ
CHECKED BY: JWB
APPROVED BY: JWB
DATE: APRIL 2013
FILE:

COVER SHEET

PROJECT NO.: 50058411
SHEET NO.: 1
1 OF 21

Idylwood Substation

Fairfax County, VA

Special Exception Plat and 2232 Plan

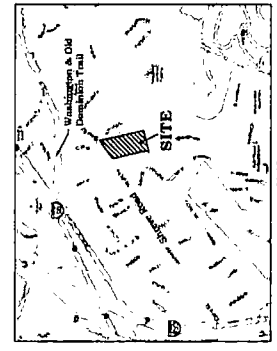
Client: Dominion Virginia Power

CODE INFORMATION

TAX MAP F: 0492-01-0151, 0492-12-0001A
ZONING: R-3
DISTRICT: PROVIDENCE
LIGHT PUBLIC UTILITY USE (CATEGORY 1), ELECTRIC SUBSTATION,
TELECOMMUNICATIONS FACILITY
PARCELS AREA: 7.148 ACRES (ROSA)

MINIMUM LOT SIZE PROVIDED: 311,307 S.F.
MINIMUM LOT WIDTH REQUIRED: 80 FT.
MINIMUM BREAKING HEADIC EXCEPT: 32.5 FT.
MINIMUM FLOOR AREA RATIO EXCEPT: 0.43
OPEN SPACE: 25% 133%

VICINITY MAP



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OVERALL SITE PHOTO



PROJECT INFORMATION

CIVIL ENGINEER:
DEWBERRY ENGINEERS, INC.
10000 PARK LAKES DRIVE, SUITE 200
FAIRFAX, VA 22030
GLENN ALLEN, V.P.
CONTACT: IEN WAGGERS, SENIOR PROJECT MANAGER
PHONE: 804-771-4400
FAX: 804-261-1303
EMAIL: iwaggers@dewberry.com

APPLICANT:
DOMINION VIRGINIA POWER
17171 WOODBURN ROAD, 17TH FLOOR
RICHMOND, VA 23215
CONTACT: COURTNEY FISHER, PERMIT SPECIALIST
PHONE: 804-771-4400
FAX: 804-771-6303
EMAIL: courtney.fisher@dom.com

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Dominion
DOMINION VIRGINIA POWER
Idlewood Substation
SE 2014-PR-032
SPECIAL EXCEPTION PLAN
2232 PLAN
FARMING COUNTY, VIRGINIA



SITE USE NOTES

- TYPE OF OPERATOR: ELECTRIC SUBSTATION, TELECOMMUNICATIONS FACILITY-TOWER AND CONTROL, DISCLOSURE (EXISTING AND PROPOSED)
- HOURS OF OPERATION: 24 HOURS A DAY FOR BOTH ELECTRIC SUBSTATION AND TELECOMMUNICATIONS FACILITY (EXISTING AND PROPOSED)
- ESTIMATED NUMBER OF PERSONS/CLIENTS/VISITORS/PEOPLE/VEHICLES: ZERO (0) FOR BOTH ELECTRICAL SUBSTATION AND TELECOMMUNICATIONS FACILITY (EXISTING AND PROPOSED)
- PROPOSED NUMBER OF EMPLOYEES/ATTENDANTS/VISITORS/VEHICLES/VEHICLES: ZERO (0) FOR BOTH ELECTRICAL SUBSTATION AND TELECOMMUNICATIONS FACILITY (EXISTING AND PROPOSED). EMPLOYEES WILL VISIT THE TELECOMMUNICATIONS FACILITY ONE TO TWO TIMES PER MONTH (EXISTING AND PROPOSED)
- ESTIMATE OF TRAFFIC VOLUMES OF PROPOSED USES: INCLUDE VISITORS EXPRESSING THE PROVISIONS AND THE ESTIMATION OF SUCH TRAFFIC BY MODE AND TIME OF DAY TRAFFIC TRAVEL WILL BE MADE TO VERY MINIMAL. IT IS EXPECTED THAT OPERATOR EMPLOYEES WILL VISIT THE ELECTRICAL SUBSTATION ONE TO TWO TIMES PER MONTH, USUALLY DURING DAYLIGHT HOURS (EXISTING AND PROPOSED)
- USE TO BE SIGNED BY PROPOSED USES, SUPERVISING COMMUNITIES - THE ELECTRIC SUBSTATION WILL SERVE THE CITY OF FALLS CHURCH, CITY OF FARMING, AND VARIOUS LOCAL COMMUNITIES. THE TELECOMMUNICATIONS FACILITY WILL SERVE THE SHENANDOAH AREA (EXISTING AND PROPOSED)
- DESCRIPTION OF REMAINS/FACILITY/ARCHITECTURE OF PROPOSED NEW BUILDINGS: THE ELECTRICAL SUBSTATION EQUIPMENT ENCLOSURES WILL BE METAL AND GRAY IN COLOR, AND LOCATED COMPLETELY WITHIN THE 10' TO 30' TALL CONCRETE WALLS OF THE TELECOMMUNICATIONS CONTROL ENCLOSURE WILL BE PAINTED LIGHT BROWN/TAN IN COLOR (EXISTING AND PROPOSED)
- LETTERS OF REFER NUMBERS OR OTHER CHARACTERISTICS TO BE OBSERVED: UTILITY, UTILITY, UTILITY, AND/OR OTHER CHARACTERS OF THE SITE AND THE SIZE AND CONTENTS OF ANY EXISTING OR PROPOSED STORAGE TANKS OR CONTAINERS
- ALL HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 118.4, 302.4, AND 303.4
- ELECTRIC SUBSTATION: OIL TRANSFORMER(S) IS PRESENT IN EACH TRANSFORMER AND REACTOR. REACTOR(S) BEYOND THE COMPARTMENT IS REPLACED. THE OIL IS REMOVED AND PLACED INTO TANK TRAILERS. THERE IS NO OIL STORAGE ON-SITE (EXISTING AND PROPOSED)
- HAZARDOUS OR TOXIC SUBSTANCES (EXISTING AND PROPOSED)
- ALL HAZARDOUS WASTE AS SET FORTH IN VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY HAZARDOUS WASTE MANAGEMENT REGULATIONS
- HAZARDOUS WASTE ON-SITE (EXISTING AND PROPOSED)
- HAZARDOUS WASTE ON-SITE (EXISTING AND PROPOSED)
- PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 720
- ELECTRICAL REGULATING OIL (TRANSFORMER) IS PRESENT IN EACH TRANSFORMER AND REACTOR. REACTOR(S) BEYOND THE COMPARTMENT IS REPLACED. THE OIL IS REMOVED AND PLACED INTO TANK TRAILERS. THERE IS NO OIL STORAGE ON-SITE (EXISTING AND PROPOSED)
- HAZARDOUS WASTE ON-SITE (EXISTING AND PROPOSED)

CONSTRUCTION ACCESS NOTE:

- THE STAGING AND PARKING OF CONSTRUCTION VEHICLES SHALL OCCUR ON THE PROPERTY, INCLUDING THE DRIVEWAY AND IN DRIVEWAY AND SHALL BE SET FORTH ON THE DEVELOPMENT CONDITIONS. THE APPLICANT SHALL PROVIDE THE PROPOSED LOTTING SUPERVISORS OFFICE WITH A COPY OF CONTACT INFORMATION FOR THE LOCAL COMMUNITY TO BE NOTIFIED OF ANY CONSTRUCTION RELATED ISSUES WITHIN 72 HOURS OF RECEIVED NOTICE.

GENERAL PLAN NOTE:

- PROPOSED COMPARTMENT, WALL LANDSCAPING, STAIRWELL FACILITIES AND APPROXIMATIONS SHOWN ON THIS PLAN ARE SUBJECT TO FINAL ENGINEERING. FINAL CONFIGURATION OF STAIRWELL FACILITIES SHALL BE SUBJECT TO SENSATIONAL COMPLIANCE AS APPLICABLE.

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- PROPOSED COMPARTMENT, WALL LANDSCAPING, STAIRWELL FACILITIES AND APPROXIMATIONS SHOWN ON THIS PLAN ARE SUBJECT TO FINAL ENGINEERING. FINAL CONFIGURATION OF STAIRWELL FACILITIES SHALL BE SUBJECT TO SENSATIONAL COMPLIANCE AS APPLICABLE.

SOILS MAP

SCALE: 1" = 500'

SOIL LEGEND:

- 304: CODORUS AND HATBORO SOILS
- 95: URBAN LAND
- 104B: WHEATON-FAREAX COMPLEX
- 105B: WHEATON-GLENELG COMPLEX
- 108B: WHEATON-SUMNERDUBUCK COMPLEX

OVERALL SITE ZONING MAP

SCALE: 1" = 500'

AREA SUBJECT OF SPECIAL EXCEPTION APPLICATION

TYPICAL 20' GATE SIGNAGE DETAIL

SCALE: 1" = 500'

TOP OF WALL

BOTTOM OF WALL

30' GATE

TYPICAL 20' GATE SIGNAGE DETAIL

SCALE: 1" = 500'

TOP OF WALL

BOTTOM OF WALL

30' GATE

TYPICAL DOOR SIGNAGE DETAIL

SCALE: 1" = 500'

TOP OF WALL

BOTTOM OF WALL

TYPICAL OUTDOOR CABINET SIGNAGE DETAIL

SCALE: 1" = 500'

TOP OF WALL

BOTTOM OF WALL

SOILS MAP

SCALE: 1" = 500'

SOIL LEGEND:

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- 105B: WHEATON-GLENELG COMPLEX
- 108B: WHEATON-SUMNERDUBUCK COMPLEX

TYPICAL WALL PANEL SIGNAGE DETAIL

SCALE: 1" = 500'

TOP OF WALL

BOTTOM OF WALL

TYPICAL WALL PANEL SIGNAGE DETAIL

SCALE: 1" = 500'

TOP OF WALL

BOTTOM OF WALL

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SCALE: 1" = 500'

TOP OF WALL

BOTTOM OF WALL

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SCALE: 1" = 500'

TOP OF WALL

BOTTOM OF WALL

TYPICAL WALL PANEL SIGNAGE DETAIL

SCALE: 1" = 500'

TOP OF WALL

BOTTOM OF WALL

2 OF 21

18101017



Dewberry
Engineering, Inc.
1000 North 17th Street
Arling Heights, VA 22209
Tel: 703.441.1111
Fax: 703.441.1112
www.dewberry.com



DOMINION VIRGINIA POWER
SPECIAL EXCEPTION PLAN
SE 2014-PR-032
Idylwood Substation
2232 PLAN
FARMHOUSE DISTRICT
FAIRFAX COUNTY, VIRGINIA



DATE: 04/15/15

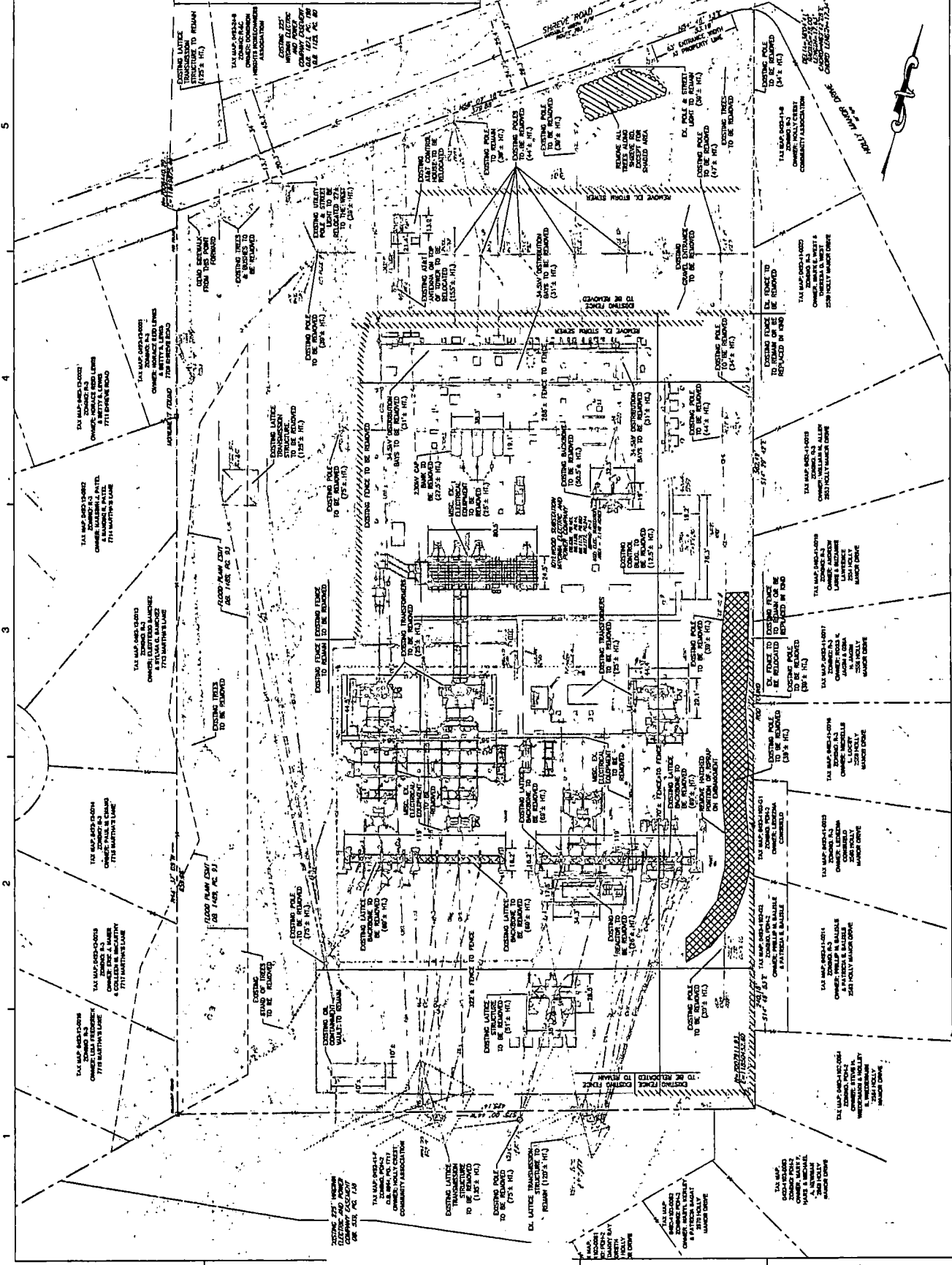
SCALE: AS SHOWN
BY: GJW

NO.	DATE	BY	DESCRIPTION

DESIGNED BY: GJW
APPROVED BY: GJW
CHECKED BY: GJW
DATE: APRIL 2015

**EXISTING
CONDITIONS
& DEMOLITION
PLAN**

PROJECT NO. S000564-111
3
SHEET NO. 3 OF 14



4

SHEET NO. 4 OF 11

PROPOSED
FACILITY
PLAN

PROJECT NO. 201303411

DATE: APRIL 2015

DESIGNED BY: CSM

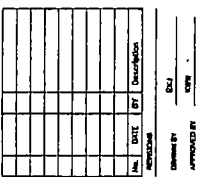
DRAWN BY: CSM

CHECKED BY: CSM

APPROVED BY: CSM

DATE: APRIL 2015

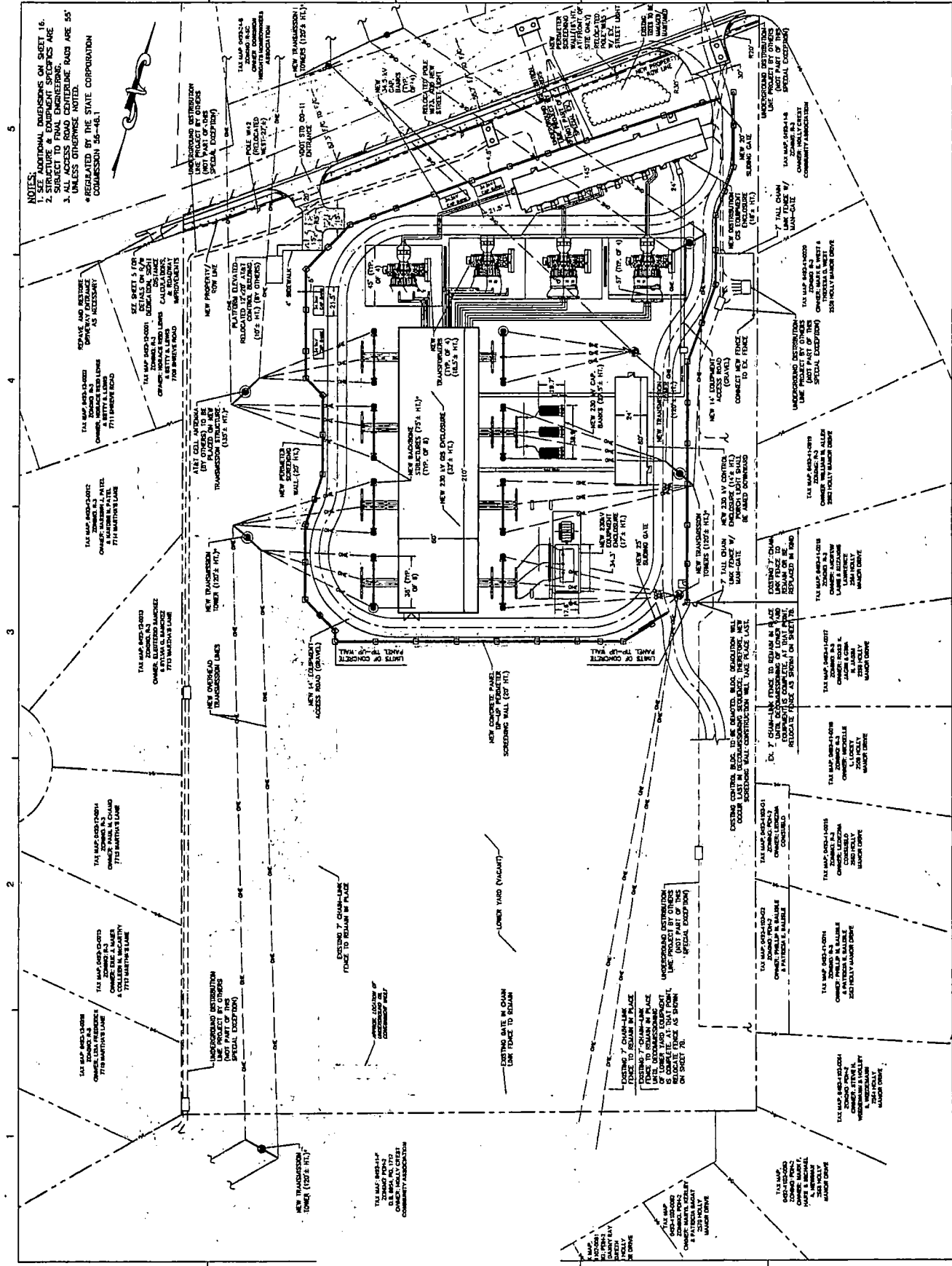
REV.	DATE	BY	DESCRIPTION



DOMINION VIRGINIA POWER
Idylwood Substation
SE 2014-PR-032
SPECIAL EXCEPTION PLAN
2232 PLAN
PROCESSED DEDUCT
FURNISH COUNTY, VIRGINIA



Dewberry
Dewberry Engineers Inc.
2125 N. LEE HIGHWAY
SUITE 300
FALLS CHURCH, VA 22038
(703) 441-1000
www.dewberry.com



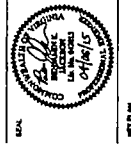
- NOTES:**
1. SEE ADDITIONAL DIMENSIONS ON SHEET 16.
 2. STRUCTURE & EQUIPMENT SPECIFICS ARE TO BE PROVIDED BY THE SUBMITTER.
 3. ALL ACCESS ROAD CONTRAILARE RADS ARE 35' UNLESS OTHERWISE NOTED.
 4. REGRATED BY THE STATE CORPORATION COMMISSION 56-48.1



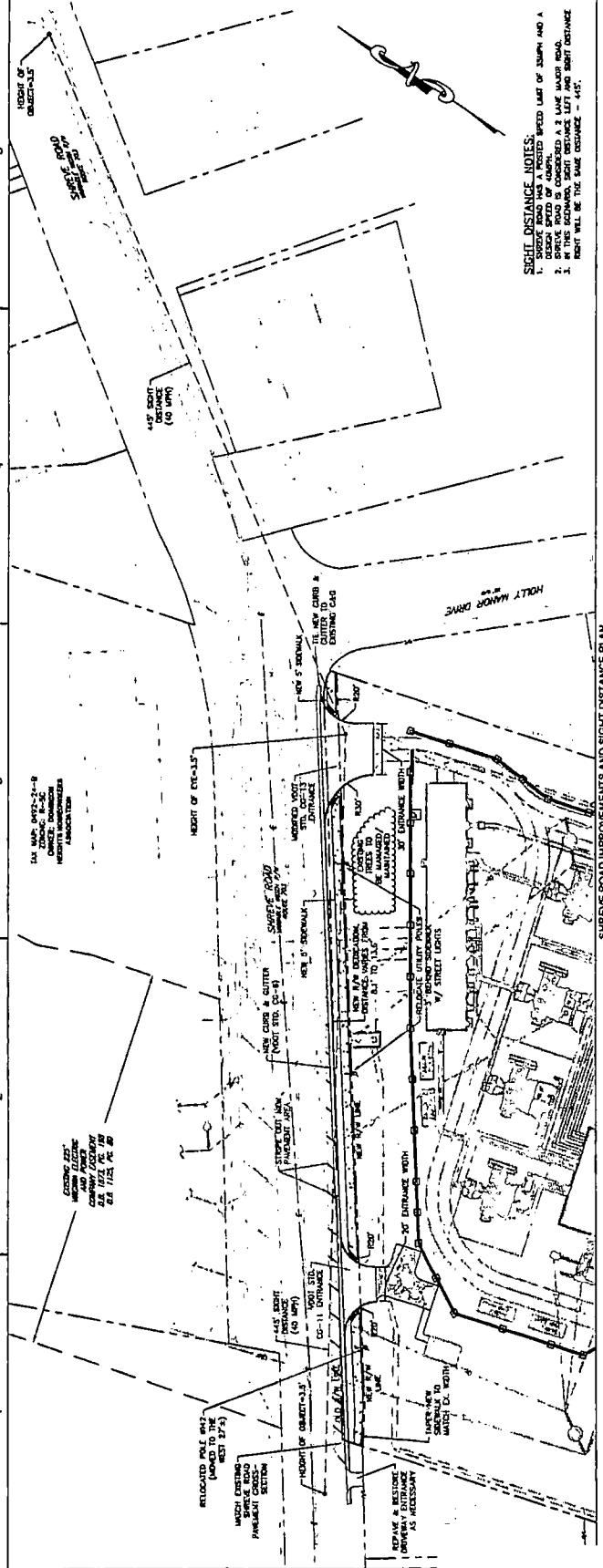
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10000 Southfield Road, Suite 400
Farmington Hills, MI 48334
Tel: 248.462.2100
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Dominion Virginia Power
Idlywood Substation
SE 2014-PR-032
SPECIAL EXCEPTION PLAN
2232 PLAN
PRINCIPAL ENGINEER
FARMINGTON HILLS, MI



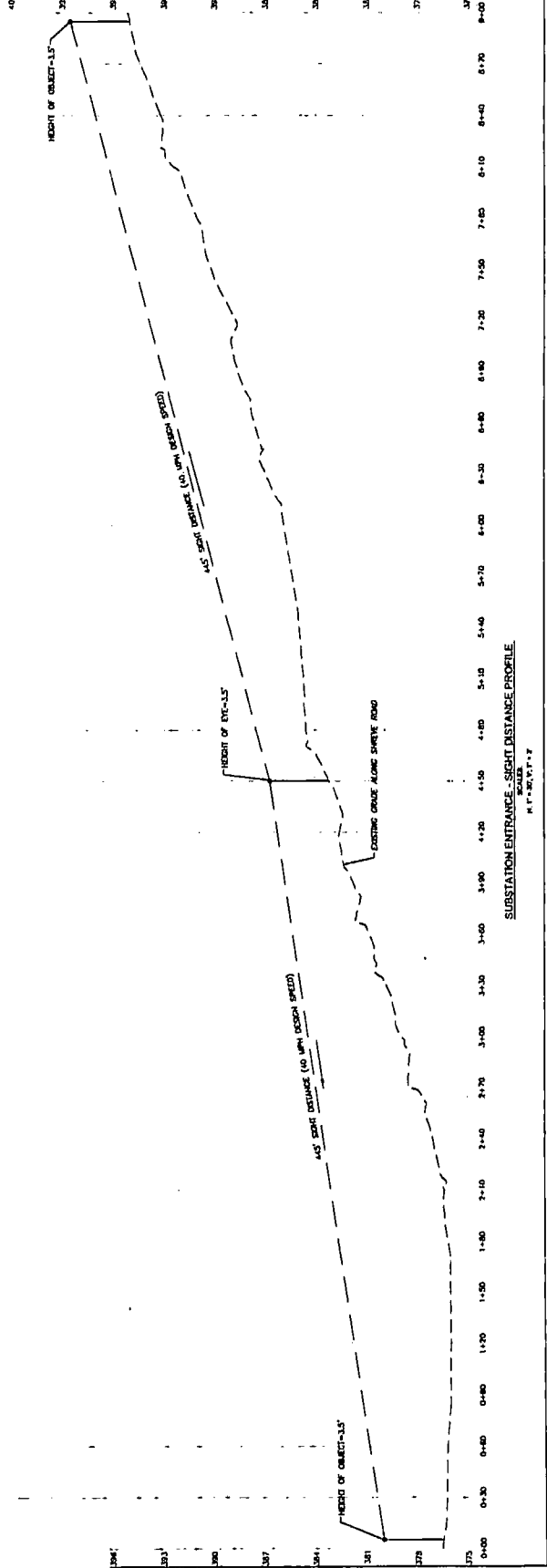
DATE: 11/11/15



SHREVE ROAD IMPROVEMENTS AND SIGHT DISTANCE PLAN

SCALE: 1/8\"/>

SIGHT DISTANCE NOTES:
1. DESIGN SPEED OF 35 MPH.
2. ALL OBJECTS TO BE SHOWN AS 4.5' HIGH UNLESS NOTED OTHERWISE.
3. ALL SIGHT DISTANCES TO BE SHOWN AS 4.5' UNLESS NOTED OTHERWISE.
4. ALL SIGHT DISTANCES TO BE SHOWN AS 4.5' UNLESS NOTED OTHERWISE.



SUBSTATION ENTRANCE - SIGHT DISTANCE PROFILE

SCALE: 1/8\"/>

NO.	DATE	BY	DESCRIPTION

DESIGNED BY: [Blank]
CHECKED BY: [Blank]
DATE: APRIL 2015

TITLE: ROADWAY IMPROVEMENTS & SIGHT DISTANCE PLAN
PROJECT NO.: 300825-1.11

5

SHEET NO. 3 OF 31

18101071



Dewberry Engineers Inc.
1000 North 2nd Street
Arlington, VA 22202
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Fax: 703-243-8801
www.dewberry.com

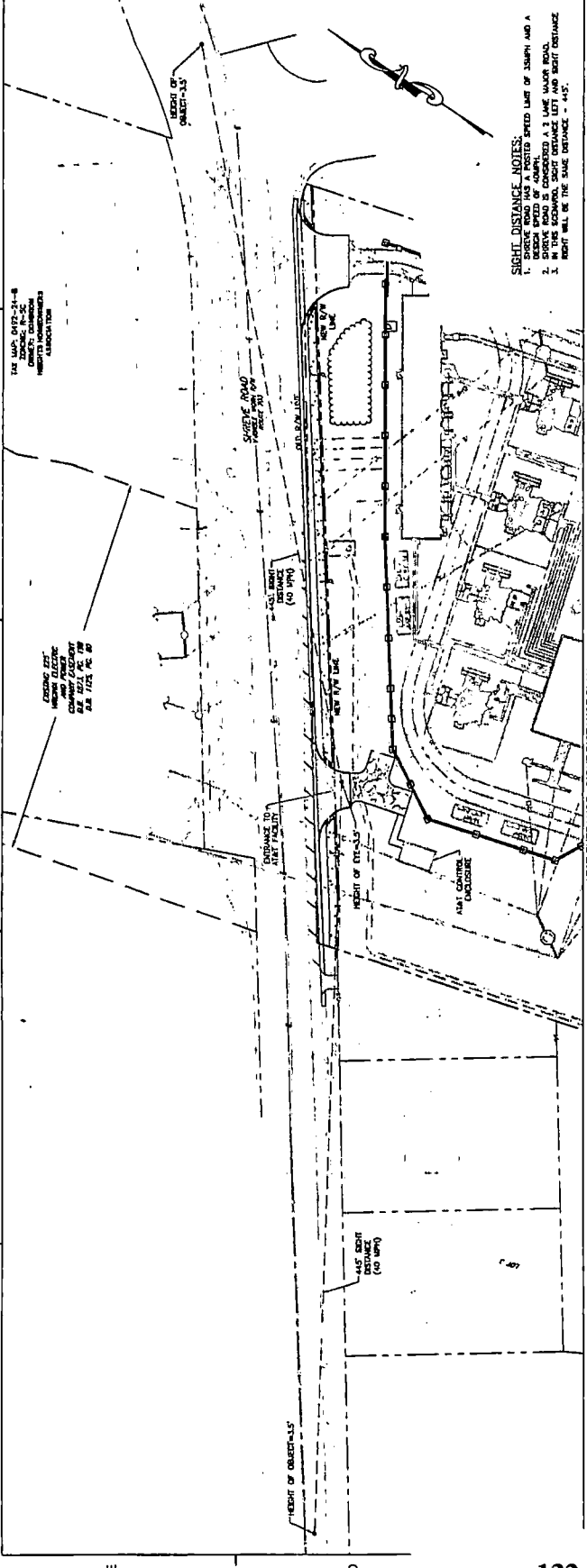


Dominion Virginia Power
Idylwood Substation
SE 2014-PR-032
SPECIAL EXCEPTION PLAT
2232 PLAN
FAIRFAX COUNTY, VIRGINIA

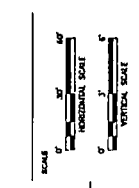


SEA

SIGHT DISTANCE NOTES:
1. THE DESIGN SPEED LIMIT OF 40 MPH AND A DESIGN SPEED OF 40 MPH HAS BEEN ASSUMED.
2. DRIVE ROAD IS CONSIDERED A 1 LANE MAJOR ROAD.
3. THE DESIGN SPEED LIMIT OF 40 MPH AND SIGHT DISTANCE SHOULD BE THE SAME DISTANCE AS 40 MPH.



AT&T ENTRANCE - SIGHT DISTANCE PLAN
SCALE: 1" = 40'



NO.	DATE	BY	DESCRIPTION

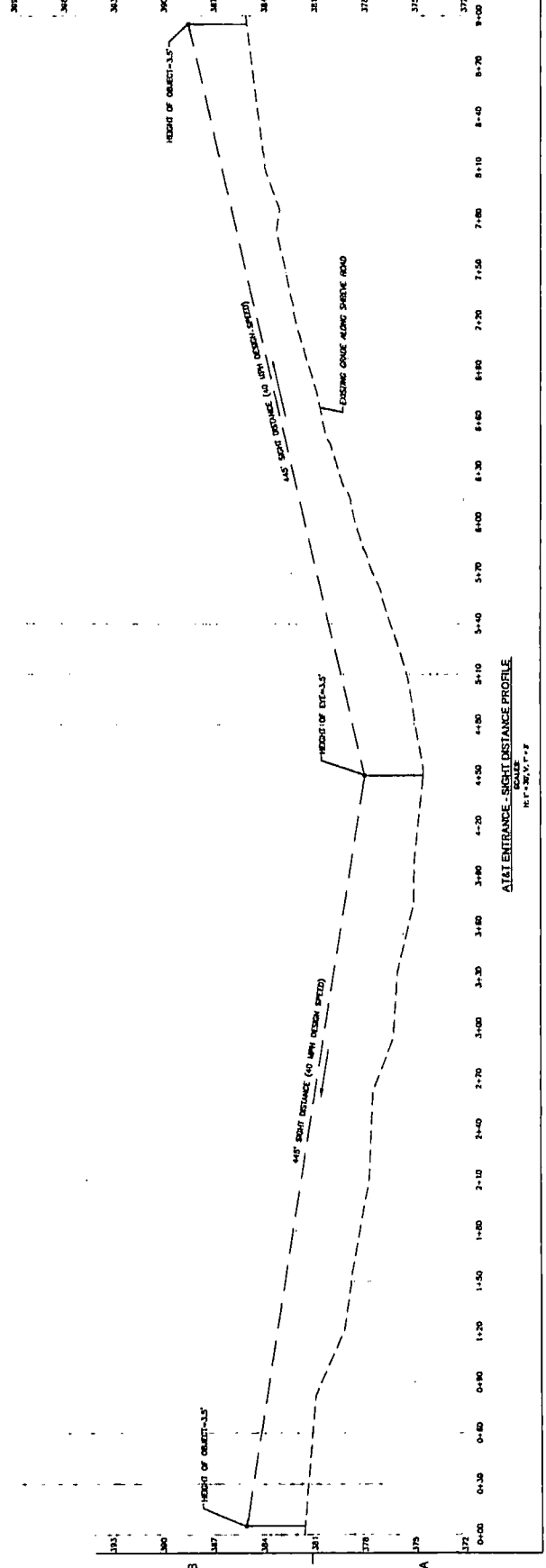
DESIGNED BY: DJJ
CHECKED BY: KJM
DATE: APRIL 2015

AT&T ENTRANCE
SIGHT DISTANCE
PLAN




PROJECT NO.: 50033411

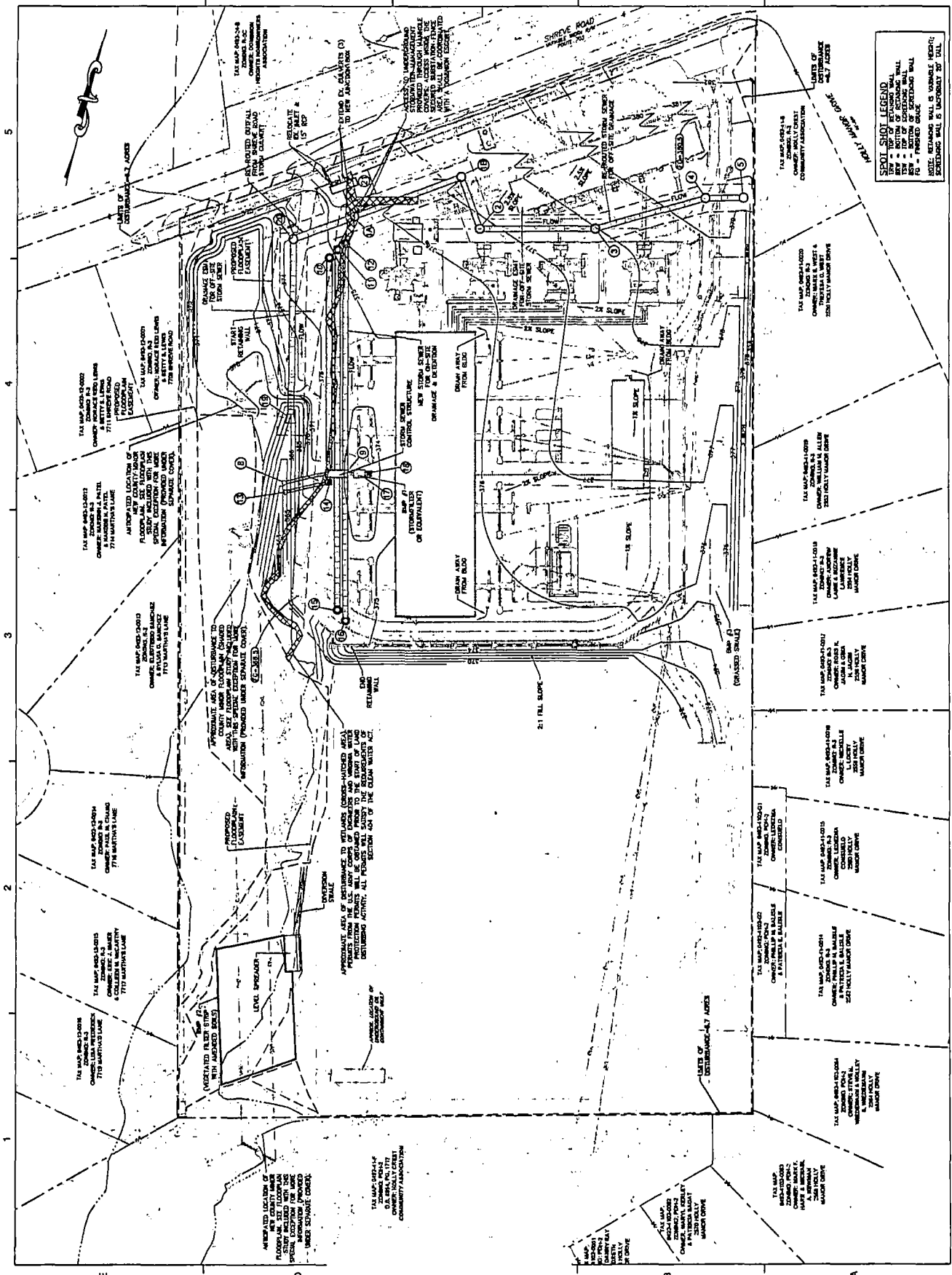
6

8 OF 21



AT&T ENTRANCE - SIGHT DISTANCE PROFILE
SCALE: 1" = 20' V. 1" = 40' H.

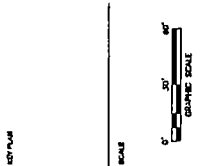
 <p>Dewberry Engineers Inc. 300 North Main Street Virginia Beach, VA 23060 Tel: 757/435-1100 Fax: 757/435-1111</p>	 <p>Dominion</p>	<p>DOMINION VIRGINIA POWER Idylwood Substation SE 2014-PR-032 SPECIAL EXCEPTION PLAT 2232 PLAN FAVING COUNTY, VIRGINIA</p>		<p>SCALE 1" = 20' GRAPHIC SCALE</p>	<p>NO. DATE BY DESCRIPTION</p> <table border="1"> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>																																																																									<p>DRAWN BY: M.J. CHECKED BY: G.M. DATE: APRIL 2015 SITE</p>	<p>PROJECT NO.: 500055-1.1</p>	<p>7 of 11</p>
<p>7A</p>				<p>UPPER YARD GRADING PLAN</p>		<p>1</p>																																																																										
<p>Dewberry</p>				<p>Dominion</p>		<p>SE 2014-PR-032 SPECIAL EXCEPTION PLAT 2232 PLAN</p>		<p>Idylwood Substation FAVING COUNTY, VIRGINIA</p>																																																																								



133



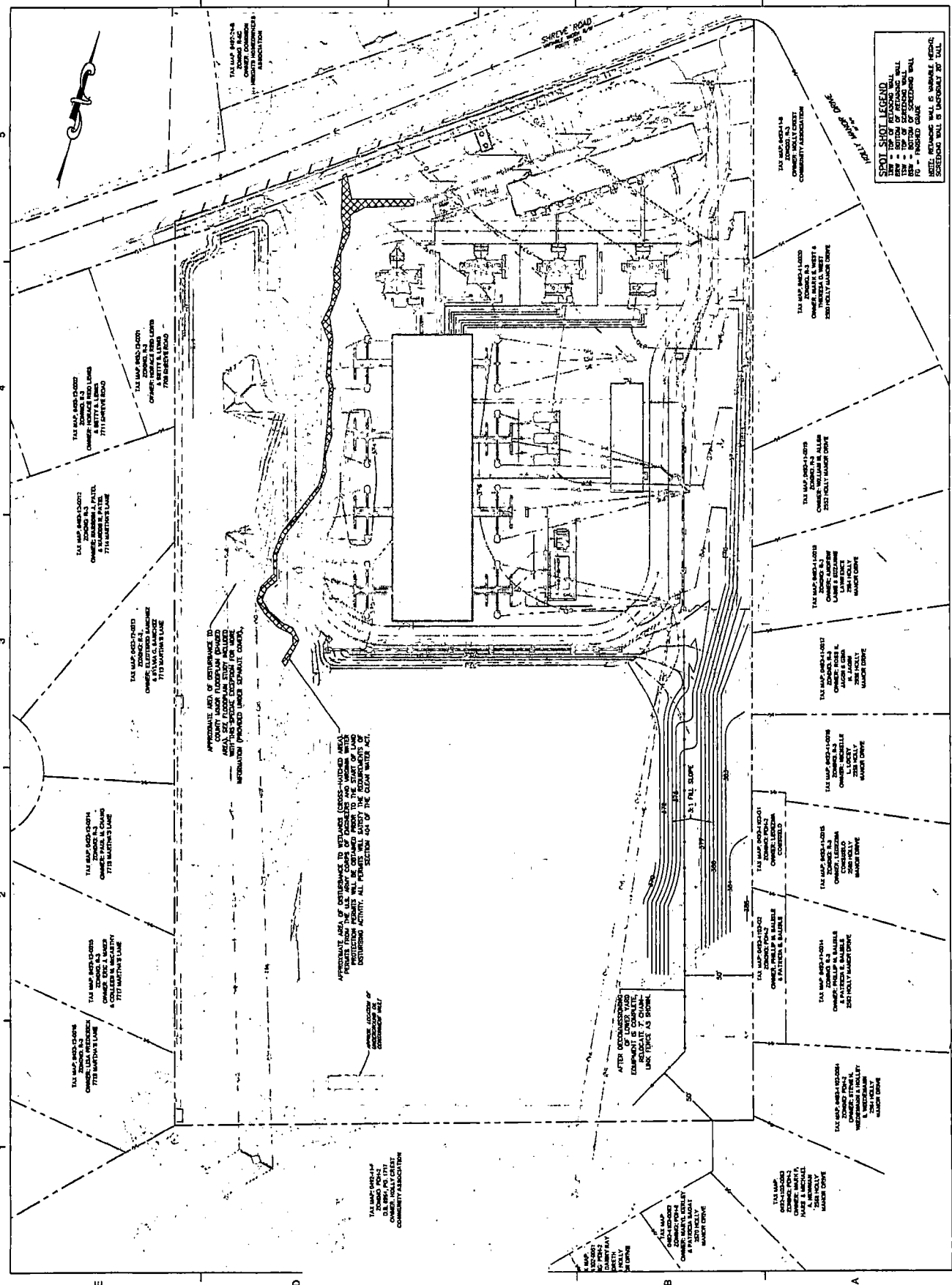
Dominion Virginia Power
Idlywood Substation
SE 2014-PR-032
SPECIAL EXCEPTION PLAN
2232 PLAN
PROSECUTION DISTRICT
FARMER COUNTY, VIRGINIA



NO.	DATE	BY	DESCRIPTION

PREPARED BY: RJA
CHECKED BY: JVE
DATE: APRIL 2013
TITLE: LOWER YARD GRADING PLAN

PROJECT NO.: 500558411
7B
SHEET NO. 8 OF 21



APPROXIMATE AREA OF OVERFLOWAGE TO COUNTY LAKE #1000 (SHOWN IN AREA SET FLOODING AND FLOODING FROM THE AIR ABOVE CAPS OF DISCHARGE AND VENTING WITH RESULTS FROM THE AIR ABOVE CAPS OF DISCHARGE AND VENTING WITH INFORMATION PROVIDED UNDER SEPARATE COVER.

SPOT SHOT LEGEND
S = TOP OF SPOT SHOT WALL
T = TOP OF TRENCH WALL
F = TOP OF FOUNDATION WALL
R = FINISHED GRADE
NOTE: RETAINING WALL IS VARIABLE HEIGHT; SCREENING WALL IS UNIFORMLY 30' TALL

151011071



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Idylwood Substation
SE 2014-PR-032
SPECIAL EXCEPTION PLAN
2232 PLAN
FAYATOWN DISTRICT
FAYATOWN COUNTY, VIRGINIA



OFF PLAN

SCALE

No.	DATE	BY	DESCRIPTION

DESIGNED BY: JF
CHECKED BY: JF
DATE: APRIL 2013
SITE

STORMWATER
MANAGEMENT
INFORMATION
PROJECT NO.: 5002564.11

8

SHEET NO. 8 OF 21

YRRM SITE DATA SHEET

Virginia Renew of Resources Record ReDevelopment Worksheet - v0.8 - June 2014
Site ID: 00011511 BWP, ReDevelopment and Applications

Site ID	Project Name	Project Location	Project Status
00011511	YRRM

Peak ReDevelopment at Project & Local Creek Information

Flow Type	Flow Rate (cfs)	Flow Rate (MGD)	Flow Rate (MGD)	Flow Rate (MGD)
1st Year
2nd Year
3rd Year
4th Year
5th Year

Local Creek Summary

Creek Name	Channel Width (ft)	Channel Depth (ft)	Channel Slope (ft/ft)	Channel Material	Channel Condition
...

Stormwater Management Summary

Facility	Volume (cu ft)	Volume (MG)	Retention Time (min)	Retention Time (hr)
...

Stormwater Quality Compliance Sheet

Site Results

Parameter	Concentration (mg/L)	Concentration (mg/L)	Concentration (mg/L)	Concentration (mg/L)	Concentration (mg/L)	Concentration (mg/L)	Concentration (mg/L)	Concentration (mg/L)	Concentration (mg/L)
...

Notes

1. The stormwater management system is designed to meet the requirements of the Virginia Stormwater Management Manual (VSM) and the National Stormwater Management Association (NSMA) guidelines.

References

...
...
...

SUBJECT TO FINAL ENGINEERING

MEDIA STORMWATER INFORMATION FOR SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is provided for the purpose of providing information to the public regarding the stormwater management system for the proposed development. This information is provided for informational purposes only and does not constitute a guarantee or warranty of any kind.

- 1. The stormwater management system is designed to meet the requirements of the Virginia Stormwater Management Manual (VSM) and the National Stormwater Management Association (NSMA) guidelines.
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- 3. The stormwater management system is designed to meet the requirements of the Virginia Stormwater Management Manual (VSM) and the National Stormwater Management Association (NSMA) guidelines.

Parameter	Value	Unit
...

Stormwater Management Summary

Facility	Volume (cu ft)	Volume (MG)	Retention Time (min)	Retention Time (hr)
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Stormwater Quality Compliance Sheet

Site Results

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Site Results

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Stormwater Management Summary

Facility	Volume (cu ft)	Volume (MG)	Retention Time (min)	Retention Time (hr)
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Stormwater Quality Compliance Sheet

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Facility	Volume (cu ft)	Volume (MG)	Retention Time (min)	Retention Time (hr)
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Stormwater Quality Compliance Sheet

Site Results

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Stormwater Management Summary

Facility	Volume (cu ft)	Volume (MG)	Retention Time (min)	Retention Time (hr)
...

Stormwater Quality Compliance Sheet

Site Results

Parameter	Concentration (mg/L)	Concentration (mg/L)	Concentration (mg/L)	Concentration (mg/L)	Concentration (mg/L)	Concentration (mg/L)	Concentration (mg/L)	Concentration (mg/L)	Concentration (mg/L)
...

Notes

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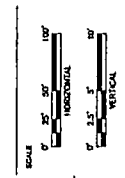
T B O T O L L



Dewberry Engineering Inc.
3100 North Lincoln Avenue
Madison, WI 53717
TEL: 608.261.1800
WWW.DEBERRY.COM



Dominion Virginia Power
Idylwood Substation
SE 2014-PR-032
SPECIAL EXCEPTION PLAT
2332 PLAN
PASCAGOES DISTRICT
FAIRFAX COUNTY, VIRGINIA



No.	DATE	BY	Description

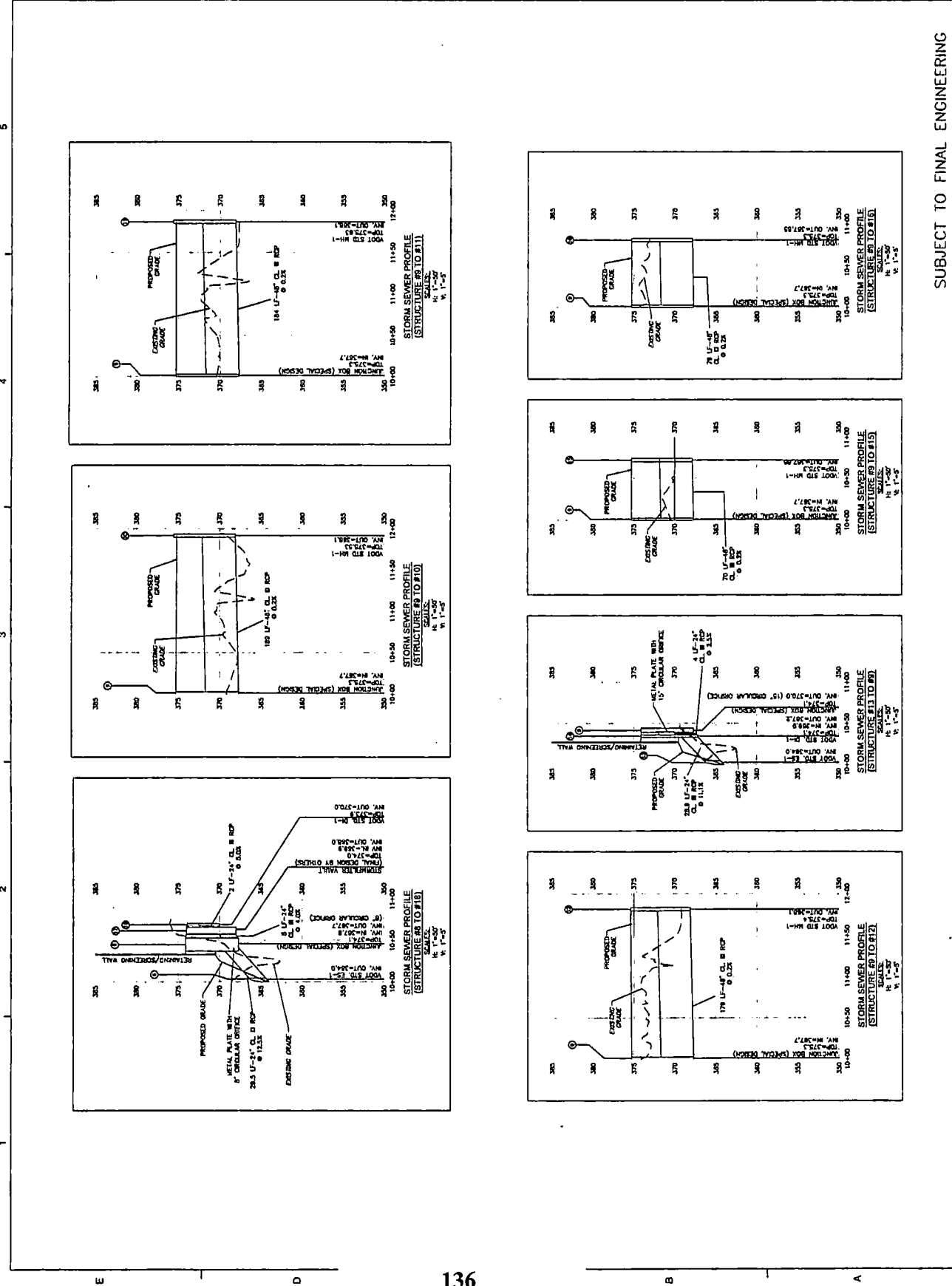
APPROVED BY: [Signature]
DESIGNED BY: RJJ
APPROVED BY: LNS
CHECKED BY: LNS
DATE: FEB 27, 2013
TITLE: DETENTION SYSTEM PROFILES

DETENTION SYSTEM PROFILES

PROJECT NO. 500038.1.1

9

SHEET NO. 13 OF 14



SUBJECT TO FINAL ENGINEERING

III. IMPACT OF LINE ON SCENIC, ENVIRONMENTAL AND HISTORIC FEATURES

F. Identify the following that lie within or adjacent to the proposed right-of-way:

- 1. Any district, site, building, structure, or other object included in the National Register of Historic Places maintained by the U.S. Secretary of the Interior;**
- 2. Any historic landmark, site, building, structure, district or object included in the Virginia Landmarks Register maintained by the Virginia Board of Historic Resources;**
- 3. Any historic district designated by the governing body of any city or county;**
- 4. Any state archaeological site or zone designated by the Director of the Virginia Department of Historic Resources, or his predecessor, and any site designated by a local archaeological commission, or similar body;**
- 5. Any underwater historic property designated by the Virginia Department of Historic Resources, or predecessor agency or board;**
- 6. Any National Natural Landmark designated by the U.S. Secretary of the Interior;**
- 7. Any area or feature included in the Virginia Registry of Natural Areas maintained by the Virginia Department of Conservation and Recreation;**
- 8. Any area accepted by the Director of the Virginia Department of Conservation and Recreation for the Virginia Natural Area Preserves System;**
- 9. Any conservation easement qualifying under Sections 10.1-1009 to - 1016 of the Code of Virginia, or prior provision of law;**
- 10. Any state scenic river;**
- 11. Any federal state, or local park, forest, game or wildlife preserve, recreational area, or similar facility; Features, sites, and the like listed in 1 through 10 above need not be identified again.**

Response:

1. None.
2. None.
3. None.
4. None
5. None.
6. None.
7. None.
8. None.
9. None.
10. None.
11. None.

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III. IMPACT OF LINE ON SCENIC, ENVIRONMENTAL AND HISTORIC FEATURES

- G. List any airports where the proposed route would place a structure or conductor within the glide path of the airport. Advise of contacts and results of contacts made with appropriate officials regarding the effect on the airport's operations.**

Response: The Federal Aviation Administration ("FAA") is responsible for overseeing air transportation in the United States. The FAA manages air traffic in the United States and evaluates physical objects that may affect the safety of aeronautical operations through an obstruction evaluation. The prime objective of the FAA in conducting an obstruction evaluation is to ensure the safety of air navigation and the efficient utilization of navigable airspace by aircraft.

Dominion Virginia Power reviewed the FAA's website (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>) to identify airports within five miles of the demolition and rebuild sites of the Rebuild Project. Based on this review, no airports were identified within five miles. The Rebuild Project does not meet the requirements for FAA Notice in 14 CFR Part 77.9.

III. IMPACT OF LINE ON SCENIC, ENVIRONMENTAL AND HISTORIC FEATURES

- H. Advise of any scenic byways that are in close proximity to or will be crossed by the proposed transmission line and describe what steps will be taken to mitigate any visual impacts on such byways. Describe typical mitigation techniques for other highway's crossings.**

Response: The existing rights-of-way to be used for the Rebuild Project do not cross any scenic Virginia byways.

IV. HEALTH ASPECTS OF EMF

- A. **State the calculated maximum electric and magnetic field (EMF) levels that are expected to occur at the edge of the right-of-way. If the new transmission line is to be constructed on an existing electric transmission line right-of-way, provide the present EMF levels as well as the maximum levels calculated at the edge of right-of-way after the new line is operational.**

Response: Not available. The rearrangement of transmission facilities in the Rebuild Project occurs on Idylwood Substation property that is in close proximity to substation facilities and equipment, which inhibits the Company's ability to compute EMF levels on an individual line basis at the edge of the right-of-way independent of substation equipment.

The Company proposes to rename and renumber Line #2164 from the spilt of Line #266 and locate three structures and a conductor within the existing right-of-way as part of the Rebuild Project. One of the structures will contain a temporary cellular antenna. Because these structures and the conductor do not change the characteristics of the transmission lines that currently exist within the right-of-way, they should not be considered a new transmission line for purposes of this Section.

IV. HEALTH ASPECTS OF EMF

B. If Company is of the opinion that no significant health effects will result from the construction and operation of the line, describe in detail the reasons for that opinion and provide references or citations to supporting documentation.

Response: The foundation of the Company’s opinion is the conclusions of expert panels formed by national and international scientific agencies; each of these panels has evaluated the scientific research related to health and power-frequency EMF and provided conclusions that form the basis of guidance to governments and industries. The Company regularly monitors the recommendations of these expert panels to guide their approach to EMF.

Major reviews on this topic, in order of their most recent publication, include those published by the European Health Risk Assessment Network on Electromagnetic Fields Exposure (EFHRAN),⁶ the International Commission on Non-Ionizing Radiation Protection (ICNIRP), the Scientific Committee on Emerging and Newly Identified Health Risks (SCENIHR), the World Health Organization (WHO), and the International Committee on Electromagnetic Safety (ICES) (EFHRAN, 2010; ICNIRP, 2003, 2010; SCENIHR 2007, 2009; WHO, 2007; ICES, 2002).

Research on this topic varies widely in its approach. Some studies evaluate the effects of high EMF exposures not typically found in day-to-day life, while others evaluate the effects of common EMF exposures. The studies evaluate long-term effects (e.g., cancer, neurodegenerative diseases, and reproductive effects) and short-term biological responses. This research includes hundreds of epidemiology studies of people in their natural environment and laboratory studies of animals (*in vivo*) and isolated cells and tissues (*in vitro*). Standard scientific procedures are used by the expert panels to identify, review, and summarize this large and diverse research area.

The general scientific consensus of the health agencies reviewing this research is that at levels associated with the operation of the proposed transmission lines, or other common sources of EMF in the environment, the research does not support the conclusion that EMF causes any long-term, adverse health effects.

Thus, based on the conclusions of scientific reviews and the levels of EMF associated with the Rebuild Project, the Company has determined that no adverse health effects will result from the operation of the proposed transmission lines.

⁶ EFHRAN is funded by the European Commission’s Executive Agency for Health and Consumers.

IV. HEALTH ASPECTS OF EMF

C. Describe any research studies the Company is aware of that meet the following criteria:

- 1. Became available for consideration since the completion of the Virginia Department of Health’s most recent review of studies on EMF and its subsequent report to the Virginia General Assembly in compliance with 1985 Senate Joint Resolution No. 126;**
- 2. Include findings regarding EMF that have not previously been reported and/or provide substantial additional insight into previous findings; and**
- 3. Have been subjected to peer review.**

Response: The Virginia Department of Health’s most recent review of studies on EMF was completed in 2000; many peer-reviewed research studies have become available since that time and were reviewed by the scientific organizations discussed above. The WHO most recently conducted one of the most comprehensive and detailed reviews, which summarized peer-reviewed research published through early 2006 (WHO, 2007).

Research published in the peer-reviewed literature subsequent to the WHO report has been reviewed by several scientific organizations, all of which support the conclusions of the WHO (2007) report, including:

- The Health Council of the Netherlands (HCN) reviewed new research in 2007;
- SCENIHR, a committee of the European Commission, published their most recent assessment in 2009;
- The Swedish Radiation Protection Authority (SSI) updates their review annually; their most recent review evaluated research through 2007 (SSI, 2008); and
- EFHRAN published the most recent review in February 2010.

These reviews can be consulted for commentary on recent studies. In addition, other recent peer-reviewed studies (e.g., Chung et al., 2010; Coble et al., 2009; Kheifets et al., 2010a, 2010b; Kroll et al., 2010; McNamee et al., 2010) provide evidence that clarifies previous findings.

- Chung et al. (2010) found no difference in lymphoma rates between cancer-prone mice exposed long-term to strong magnetic fields and an unexposed control group. Mice were exposed 21 hours per day for 40 weeks to magnetic fields up to 5,000 mG, which is hundreds to thousands of times greater than routine residential exposures. This study is consistent

with previous *in vivo* studies that found no evidence that magnetic fields promote the development of lymphoma or leukemia in laboratory animals.

- Coble et al. (2009) conducted a case-control study of brain tumors (gliomas and meningiomas) in workers in the United States. This study was advanced because several different measures were used to assess individual exposure, and exposure duration was incorporated into lifetime magnetic-field exposure. No association was reported between any of the exposure metrics and brain tumors. This study's strengths are its large size and advanced exposure assessment.
- Kheifets et al. (2010a) conducted a pooled analysis of epidemiologic studies of childhood brain tumors and magnetic fields to explore the association in the larger pooled population. Ten case-control studies of childhood brain tumors were identified that met the inclusion criteria. No statistically significant associations with brain tumors were found in any of the three exposure levels, compared to average exposure less than 1 mG. A sub-group of five studies with information on calculated or measured magnetic fields greater than 3-4 mG reported a combined odds ratio that was elevated but not statistically significant.
- Kheifets et al. (2010b) pooled data from studies of childhood leukemia and magnetic fields to update the previous meta-analyses on this topic published in 2000. The authors identified seven subsequent case-control studies of childhood leukemia that included measured or calculated magnetic field levels. Results showed an overall weak association with leukemia for the highest estimated long-term average exposure level (4 mG or higher) that was slightly elevated, but could not be distinguished from chance. This study confirms a positive association between average magnetic field levels greater than 3 mG and childhood leukemia, but the association could not be distinguished from chance due to small numbers.
- Kroll et al. (2010) re-evaluated a previous study in the United Kingdom that had reported childhood leukemia was associated with distance of a child's home at birth from a power line (Draper et al, 2005). Distance is considered a poor estimate of magnetic field exposure; therefore, Kroll et al. repeated the study using calculated magnetic field levels from nearby power lines. The results showed a weak, non-significant association between leukemia and the calculated magnetic fields from high-voltage power lines. As a result of small numbers and incomplete information, no strong conclusions can be drawn from this study.
- Recent research by McNamee et al. (2010a) examined how acute exposure of human subjects to 60-Hz magnetic fields affected human heart rate, heart rate variability and skin blood perfusion; no effects of exposure to an 18,000 mG magnetic field on these measures were reported. A similar

study by these investigators also reported no effects of these parameters at a lower magnetic field intensity of 2,000 mG (McNamee et al., 2010b).

References

Chung M-K, Yu W-J, Kim Y-B, Myung S-H. Lack of a co-promotion effect of 60 Hz circularly polarized magnetic fields on spontaneous development of lymphoma in AKR mice. *Bioelectromagnetics* 31:130-139, 2010.

Coble JB, Dosemeci M, Stewart PA, Blair A, Bowman J, Fine HA, Shapiro WR, Selker RG, Loeffler JS, Black PM, Linet MS, Inskip PD. Occupational exposure to magnetic fields and the risk of brain tumors. *Neuro Oncol*, 2009. Epub in advance of publication DOI:10.1215/15228517-2009-002

European Health Risk Assessment Network on Electromagnetic Fields Exposure (EFHRAN). Risk Analysis of Human Exposure to Electromagnetic Fields. Executive Agency for Health and Consumers, February 2010.

<http://efhran.polimi.it/dissemination.html>

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<http://www.icnirp.net/documents/RFReview.pdf>

Kheifets L, Ahlbom A, Crespi CM, Feychting M, Johanson C, Monroe J, Murphy MFG, Oksuzyan S, Preston-Martin S, Roman E, Saito T, Savitz D, Schuz J, Simpson J, Swanson J, Tynes T, Verkasalo P, Mezei G. A pooled analysis of extremely low-frequency magnetic fields and childhood brain tumors. *American Journal of Epidemiology* 172:752-761, 2010a.

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Kroll ME, Swanson J, Vincent TJ, Draper GJ. Childhood cancer and magnetic fields from high-voltage power lines in England and Wales: a case-control study. *Br J Cancer* 103:1122-1127, 2010.

McNamee DA, Corbacio M, Weller JK, Brown S, Prato FS, Thomas AW, Legros AG. The cardiovascular response to an acute 1800- μ T, 60-Hz magnetic field exposure in humans. *Int Arch Occup Environ Health* 83:441-454, 2010a.

McNamee DA, Corbacio M, Weller JK, Brown S, Stodilka RZ, Prato FS, Bureau Y, Thomas AW, Legros AG. The response of the human circulatory system to an acute 200- μ T, 60-Hz magnetic field exposure. *Int Arch Occup Environ Health*. DOI 10.1007/s00420-010-0543-1. 4 May 2010b.

Scientific Committee on Emerging and Newly Identified Health Risks (SCENIHR). Possible Effects of Electromagnetic Fields (EMF) on Human Health. European Commission. Directorate C – Public Health and Risk Assessment, 2007.

http://ec.europa.eu/health/ph_risk/committees/04_scenihhr/docs/scenihhr_o_007.pdf

Scientific Committee on Emerging and Newly Identified Health Risks (SCENIHR) for the Directorate-General for Health & Consumers of the European Commission. Health Effects of Exposure to EMF. January 2009.

http://ec.europa.eu/health/archive/ph_risk/committees/04_scenihhr/docs/scenihhr_o_022.pdf

Swedish Radiation Protection Authority (SSI). Fifth annual report from SSI's Independent Expert Group on Electromagnetic Fields, 2007: Recent Research on EMF and Health Risks. SSI Rapport 2008:12.

http://www.who.int/peh-emf/publications/reports/SWEDENssi_rapp_2007.pdf

World Health Organization (WHO). Environmental Health Criteria 238: Extremely Low Frequency (ELF) Fields. WHO, Geneva, Switzerland, ISBN 978-92-4-157238-5, 2007.

http://www.who.int/peh-emf/publications/elf_ehc/en/index.html

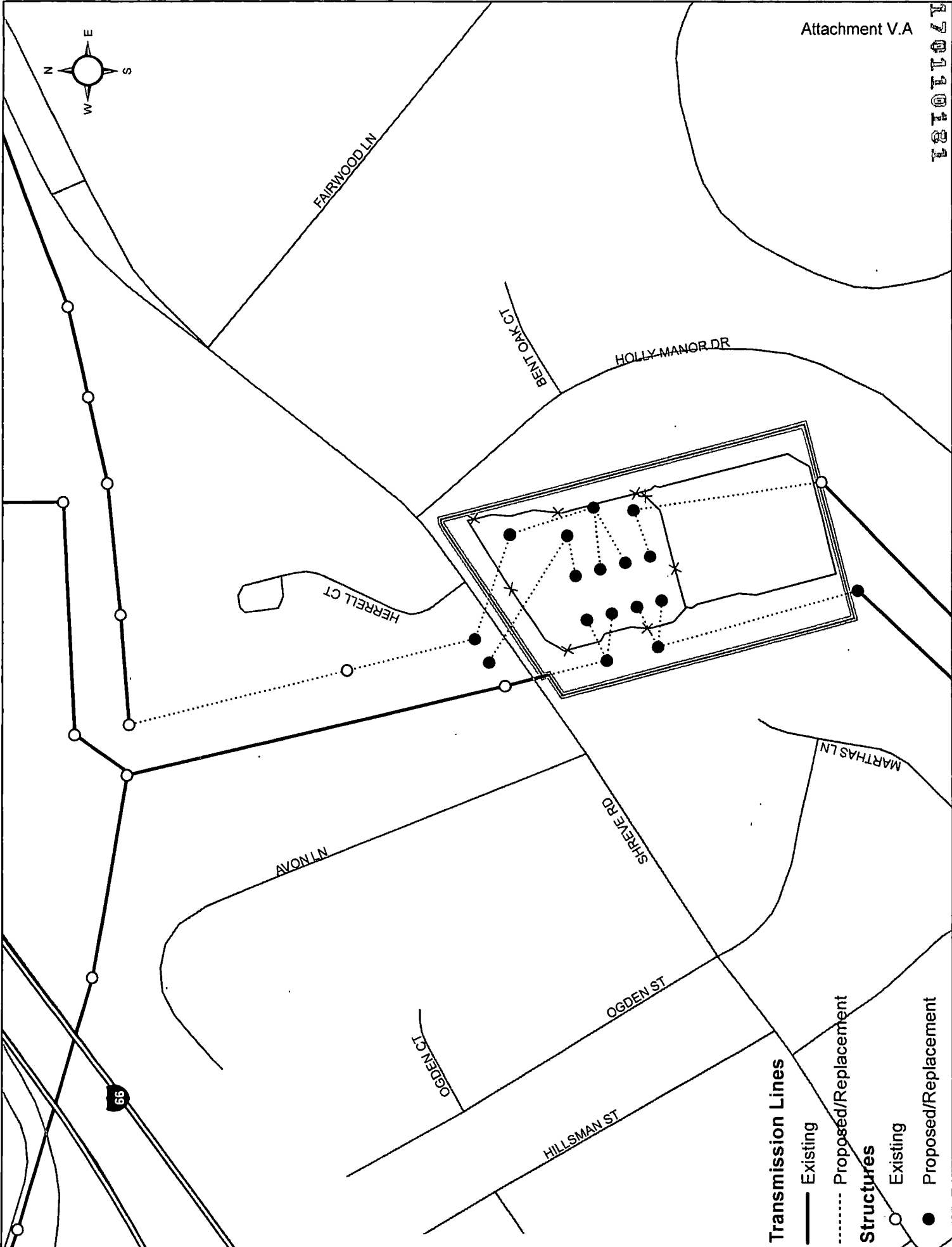
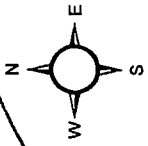
V. NOTICE

- A. Furnish a proposed route description to be used for public notice purposes. Provide a map of suitable scale showing the route of the proposed project.**

Response: A map showing the site of the Idylwood Substation Rebuild Project and the existing transmission corridors adjacent to the substation to be used for the Rebuild Project is provided as Attachment V.A. A written description of the Rebuild Project is as follows:

Idylwood Substation is located at 7701 and 7707 Shreve Road in Falls Church, Virginia, and is located on the south side of Shreve Road at the intersection of Shreve Road and Holly Manor Drive. The substation site is approximately 0.25 miles south of Route 66, Exit 49 off of Interstate 495. Structure replacements or new structures will be located on Company-owned property except for one replacement structure to the south of the substation and one structure replacement on the north side of Shreve Road both within the Company's existing right-of-way.

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Transmission Lines

- Existing
- Proposed/Replacement

Structures

- Existing
- Proposed/Replacement

V. NOTICE

B. List Company offices at which members of the public may inspect the application.

Response: The application is available at the following locations:

Dominion Virginia Power
OJRP 12th Floor
701 E. Cary Street
Richmond, Virginia 23219
Attn: Courtney Fisher

Edward L. Long, Jr.
County Executive
Fairfax County
12000 Government Center Parkway
Fairfax, Virginia 22035

Dominion Virginia Power
Lincoln Park Office
3072 Centerville Road
Herndon, Virginia 20171
Attn: Tim Sargeant

V. NOTICE

- C. List all federal, state, and local agencies and/or officials who may reasonably be expected to have an interest in the proposed construction and to whom the Company has furnished or will furnish a copy of the application.

Response: Ms. Bettina Sullivan, Manager, Environmental Impact Review and Long Range Priorities Program
 c/o Ms. Valerie Fulcher, Executive Secretary Senior (1 electronic copy)
 Office of Environmental Impact Review
 Department of Environmental Quality
 629 East Main Street
 Richmond, Virginia 23219

Ms. Robbie Rhur (1 electronic copy)
 Department of Conservation and Recreation
 600 E. Main Street, 17th floor
 Richmond, Virginia 23219

Mr. Tom Smith (1 electronic copy)
 Department of Conservation and Recreation
 Virginia Natural Heritage Program
 600 East Main Street; 24th Floor
 Richmond, Virginia 23219

Ms. Trisha Beasley
 Virginia Department of Environmental Quality
 Wetlands Protection Program
 13901 Crown Court
 Woodbridge, Virginia 22193

Mr. Michael A. Santucci, Forestland Conservation Manager
 Virginia Department of Forestry, Headquarters
 900 Natural Resources Drive, Suite 800
 Charlottesville, Virginia 22903

Ms. Amy Ewing (1 electronic copy)
 Virginia Department of Game and Inland Fisheries
 7870 Villa Park Drive, Suite 400
 Henrico, Virginia 23228

Ms. Julie Langan, Director
Virginia Department of Historic Resources
2801 Kensington Avenue
Richmond, Virginia 23221

Mr. Tony Watkinson, Habitat Management
Virginia Marine Resources Commission
2600 Washington Avenue, 3rd floor
Newport News, Virginia 23607

Ms. Brett Glymph, Executive Director
Virginia Outdoors Foundation
39 Garrett Street, Suite 200
Warrenton, Virginia 20186

Linda Smyth
Fairfax County Board of Supervisors, Providence District
3001 Vaden Drive
Fairfax Virginia 22031

Sharon Bulova
Fairfax County Board of Supervisors, Chairman
12000 Government Center Pkwy, suite 530
Fairfax, Virginia 22035-0079

Edward L. Long, Jr.
County Executive
Fairfax County
12000 Government Center Parkway
Fairfax, Virginia 22035