



FAIRFAX COUNTY PLANNING COMMISSION

FEATURE SHOWN DETERMINATION

Pursuant to
Va. Code Sec. 15.2 - 2232

July 19, 2012

Application Number: **FS-S11-39**

Applicant: **Virginia Electric and Power Company
D/B/A Dominion Virginia Power**

Proposed Use: Replacement of approximately 1.5 miles of existing 115kV transmission line (within existing 300' wide utility easement)

Supervisor District: Springfield District

Subject Property: Existing utility easement: Tax Map 96-4, 97-3, 105-2, 106-1, 106-3

Area of Subject Property: Disturbance area: 1.8 acres of 84 acre easement area

Application Accepted: November 21, 2011
Application Amended: March 28, 2012, May 15, 2012, July 19, 2012

Recommendation: Staff recommends that the Planning Commission concur with this determination that the proposed replacement of the 115kV transmission line located within the existing 300' wide utility easement from the Ox Substation to the Occoquan River, as amended, be found in accord with recommendations of the adopted Comprehensive Plan, and be considered a "feature shown" pursuant to Va. Code Section 15.2-2232, as amended.



County of Fairfax, Virginia

MEMORANDUM

DATE: July 19, 2012

TO: Peter F. Murphy, Jr., Chairman
Fairfax County Planning Commission

FROM: Fred R. Selden, Director *FS/mg*
Department of Planning and Zoning

SUBJECT: **Application FS-S11-39**
Virginia Electric and Power Company d/b/a Dominion Virginia Power
Ox-Minnieville transmission line
Tax Map 96-4, 97-3, 105-2, 106-1, 106-3
Springfield District

PURPOSE

This memorandum conveys my determination that the proposed replacement of approximately 1.5 miles of existing 115kV transmission line within the existing 300' wide utility easement that begins at the Ox Substation and runs south to the Occoquan River, proposed by Dominion Virginia Power, is substantially in accord with recommendations of the adopted Comprehensive Plan, and should be considered a "feature shown" pursuant to Va. Code Section 15.2-2232, as amended.

RECOMMENDATION

I recommend that the Planning Commission concur with my determination and find the proposed facility a "feature shown" of the Comprehensive Plan.

DISCUSSION AND ANALYSIS

Application

Attachment A

Dominion Virginia Power ("Dominion") proposes to rebuild approximately 1.5 miles of existing 115kV transmission line from the Ox Substation to the Occoquan River. The 115kV line was built in 1954 on wooden H-frame structures and is situated in the center of an existing 300-foot wide utility easement between double-circuit 230kV steel-lattice towers to the west and single-circuit 500kV steel-lattice towers to the east. Portions of this corridor have been in use since the early twentieth century. The transmission line extends across the Occoquan River into Prince William County.

The average height of the twelve existing 115kV poles is 55 feet, and the average height of the existing 230kV and 500kV structures is 106 feet. Dominion no longer utilizes wooden transmission structures in its design and proposes to replace the twelve (12) existing 55' wooden

structures in the easement with ten (10) - 101' single-circuit, steel poles. The proposed span length for the 115kV line will be designed to match span for span the 230kV and 500kV structures on either side. Within the substation area, one pole will be removed and three new poles are proposed to allow the new line to tie into the existing infrastructure. A gravel access road is proposed within the easement area and will be used to minimize impacts on the adjacent road network.

The applicant states that the new structures are needed to support load growth and ensure future electric system reliability in the area.

On July 19, 2012, Dominion submitted a supplement to the application (**Attachment B**) that details contact information for the project, and confirms construction access, parking and hours. All construction traffic will park in the existing transmission right-of-way and will avoid the surrounding public and private roads. Typical construction hours will be Monday-Thursday from 7:00 a.m. to 6:30 p.m. If inclement weather or other unexpected events cause project delays, Dominion may work on Fridays and/or Saturdays. Construction access for the project will be provided at two locations; Ox Substation and the existing Dominion gate from Hampton Hunt Drive. The supplement also details plans for security gates, fencing, and signage.

This application was previously concurrent with a companion special exception application, SE-2011-SP-015. The Department of Planning and Zoning determined that the proposal is in substantial conformance with the previously approved Special Permit for the site for the construction, operation, and maintenance of transmission lines and towers from the Ox Substation south to the Prince William County line. Upon further review and coordination, the determination was made based on the following:

- 1) The replacement towers are in the middle of a large easement with two corridors of larger towers on either side;
- 2) While the proposed towers are taller than the existing wooden structures, they are not taller than the existing steel lattice towers on either side;
- 3) The proposed towers provide for a more streamlined appearance as they consist of single poles rather than the existing two-poled H-shaped towers; and
- 4) The number of towers in the easement will be reduced.

Comments previously submitted for SE-2011-SP-015 were used for the 2232 Analysis, as applicable. There are no outstanding issues with the 2232 application.

Department of Public Works and Environmental Services (DPWES)

Site Development and Inspection Division (SDID)

Attachment C

Staff from the Stormwater and Geotechnical Section of SDID indicated that construction, installation, operation and maintenance of electric transmission lines and their appurtenant structures are exempt under the Chesapeake Bay Preservation Ordinance Section 118-5-2(a). No exceptions, waivers, letters of permission and/or WQIAs are required.

Land Development Services, Urban Forest Management Division

Attachment D

Staff from the Forest Conservation Branch recommends certain guidelines related to tree pruning in cases where removal of limbs is needed for safe access and to minimize impacts to trees. Dominion has indicated that they adhere to the referenced standards.

Fairfax County Park Authority

Attachment E

Staff from the Fairfax County Park Authority indicated that the applicant should consult with the Northern Virginia Regional Park Authority, the Fairfax Water Authority, and the Virginia Natural Heritage Program. Comments were provided related to development of a restoration plan to address potential damage from construction activities. It was also recommended that the applicant consult with the Fairfax County Cultural Resource Management and Protection Branch of the Park Authority to identify, through a Phase I survey, areas along the proposed project with high potential for archeological sites. These comments have been addressed. A Phase I study was completed. No resources were identified and no previously recorded resources are located within the project area.

Northern Virginia Regional Park Authority

Attachment F

Staff from the Northern Virginia Regional Park Authority (NVRPA) provided comment on the application. Recommendations include restoring disturbed areas, minimizing land disturbance, replanting, and restoring a riparian buffer along the Occoquan River shoreline. A Phase I survey was recommended, as was coordination with NVRPA to avoid disruption of recreational activities during construction. Dominion has worked with NVRPA to document a work plan for construction methods and mitigation.

Department of Planning and Zoning

Attachment G

The Environment and Development Review Branch of DPZ's Planning Division noted that the applicant should re-vegetate and restore the disturbed area associated with the removal of an existing tower located in a Resource Protection Area (RPA). The applicant has noted that disturbance will be minimized and areas disturbed by construction will be re-vegetated and permanently stabilized. Concerns related to disturbance to vegetation during construction were noted. Revised plans show finalized construction access options. All construction access roads are entirely within the transmission right-of-way and no disturbance is expected outside of that area.

Fairfax County Water Authority

Attachment H

Fairfax Water submitted comments related to their shoreline easement, erosion and sediment control, and review of the construction schedule. Dominion has addressed these comments.

County of Prince William

Attachment I

The transmission line extends into Prince William County, and the Prince William County Planning Commission determined that the proposed improvements to the 115kV line on the Prince William County side were consistent with the Prince William County Comprehensive Plan. Prince William County staff indicated that the work proposed in Fairfax County will not have a deleterious effect on Prince William County.

COMPREHENSIVE PLAN

The proposed facility will be located within the existing 300-foot utility easement between the Ox Substation and the Occoquan River. The subject property is located in Area III, Pohick Planning District, P-5 Dominion Community Planning Sector of the Comprehensive Plan. An assessment of the proposal for conformity with land use recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

Fairfax County Comprehensive Plan, 2011 Edition, Area III, Pohick Planning District, as amended through 9-28-10, Overview, **Figure 6-Existing Public Facilities**, page 16. The Ox Substation is identified as an existing public facility in Sector P5.

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, as amended through 1-10-05, Public Facilities, **Figure 7-Electrical Supply Facilities**, page 36. The Ox Substation and the Existing Transmission Corridor are shown as existing facilities.

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, as amended through 1-10-05, Public Facilities, Countywide Objectives and Policies, pages 2-4:

- Objective 1: Locate new facilities to provide convenient service to the greatest number of people or service consumers and users.
 - Policy a. Site facilities appropriately to the area they are intended to serve.
- Objective 4: Mitigate the impact of public facilities on adjacent planned and existing land uses.
 - Policy a. Locate public facilities in areas of compatible land use, if service efficiency and cost effectiveness can be achieved. Siting facilities in areas of different land uses is acceptable and at times required, to provide centrally located public facilities which are critical to the public interest as long as the integrity of the Comprehensive Plan is not impinged.
 - Policy b. Co-locate public facilities whenever appropriate to achieve convenience and economies of scale, as long as the integrity of the Comprehensive Plan is not impinged.

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, as amended through 1-10-05, Public Facilities, Electrical and Land-Line Utility Services, pages 33-35:

- Objective 40: Locate electrical and land-line service facilities to provide maximum service levels as unobtrusively as possible. (See Figure 7.)
 - Policy b. Collocate facilities such as distribution and transmission poles, switching and hub centers and electrical substations whenever feasible and appropriate to minimize visual and neighborhood impacts.
 - Policy g. ...Placement of transmission lines should not compromise the objectives of the Comprehensive Plan. Visual impact should be a key element in the evaluation of proposed transmission line locations.

- Policy i. Utilize existing towers and poles to support electrical and land-line utility services whenever possible, to reduce the need for new towers and poles. However, avoid overloading existing towers and poles with related equipment.
- Policy j. Locate new towers required to support electrical and land-line utility services in areas of commercial or industrial land uses. Locate in residential areas only when other, more suitable land uses are not available, and on parcels, which afford natural screening adjacent to nearby structures or planned land uses.

CONCLUSION

Attachment J

Dominion proposes to replace twelve (12) - 55' wooden 115kV transmission line poles with ten (10) - 101' steel poles within the existing 300' wide utility easement. The new poles will continue to be located between the two adjacent (230kV and 500kV) 106' transmission lines. Within the substation area, one pole will be removed and three new poles are proposed to allow the new line to tie into the existing infrastructure. The proposed location of the facility is consistent with Plan objectives to site facilities appropriately to the area they are intended to serve, and to co-locate public facilities whenever appropriate to achieve convenience and economies of scale. The proposal to locate the new structures within the existing utility easement conforms to Plan guidance that specifically identifies this existing transmission corridor.

The proposal to replace the existing twelve poles in the easement with two fewer poles and to coordinate the span lengths to be consistent with the adjacent existing transmission lines will minimize the visual impact of the new structures. Although the proposed 115kV poles are almost twice the height of the existing wooden poles, the new structures will be approximately the same height as the adjacent structures, and will continue to be located between the two adjacent lines which will help to mitigate visual impacts of the proposal. As such, the proposal is consistent with Plan objectives to mitigate the impact of public facilities on adjacent land uses.

The proposed construction hours and construction access routes have been planned to minimize impacts on the adjacent residential properties. Access is limited to two entry points, one at the Ox Substation and one at the Hampton Hunt Road Dominion gate. Construction parking will be completely within the transmission right-of-way and will avoid the neighboring streets, which further minimizes the construction impact on the adjacent property owners.

Therefore, I have concluded that the proposed replacement of the existing 115kV transmission line within the existing 300' wide utility easement from the Ox Substation to the Occoquan River, as amended, should be considered a "feature shown" pursuant to Section 15.2-2232 of the *Code of Virginia*.

FRS: CBC: LHO

PLANNING DETERMINATION

Section 15.2 -2232 of the Code of Virginia



Number: FS-S11-39

District: Springfield

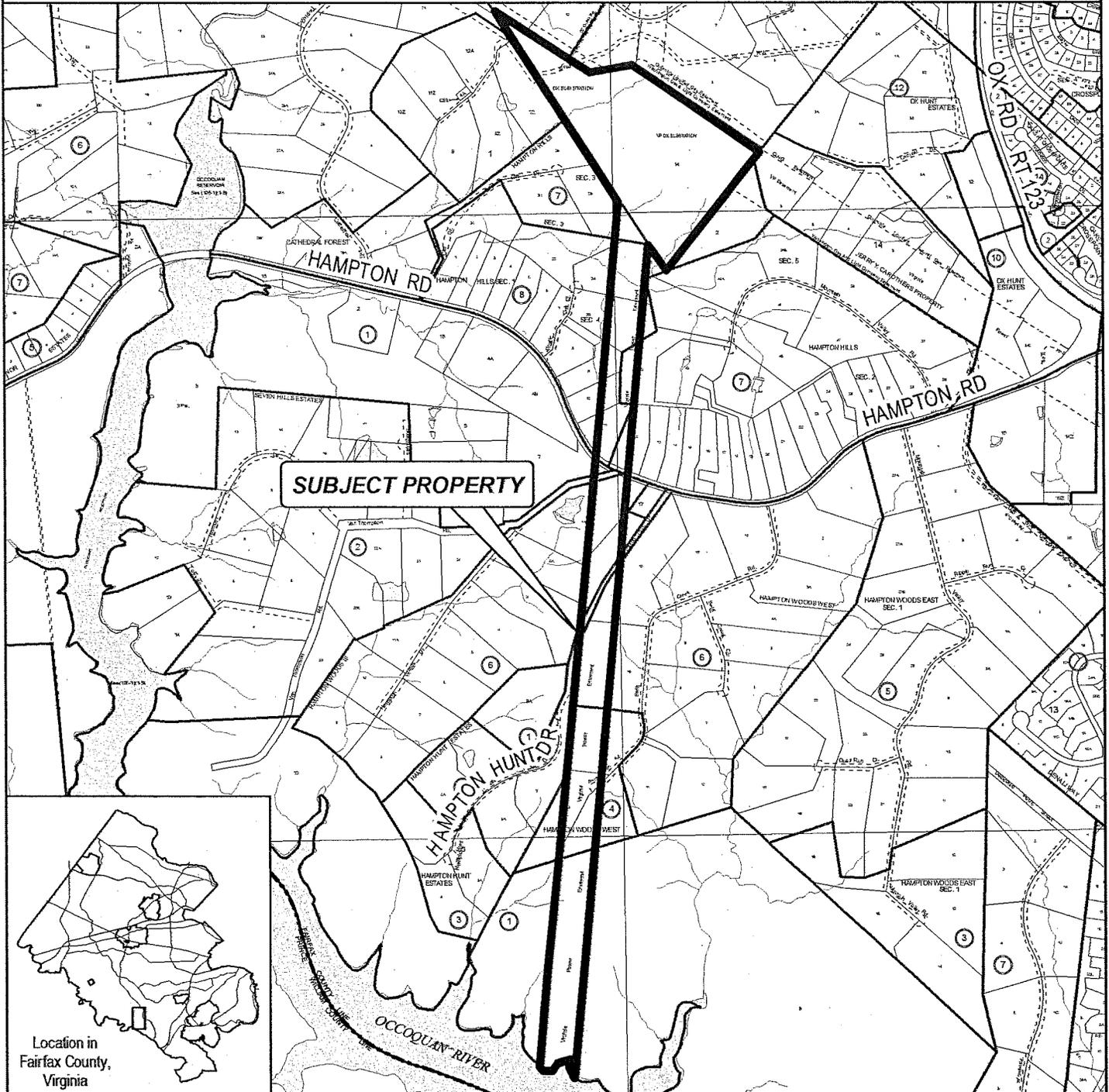
Acreage: 1.84Ac. within 84 Ac. Property

Subject Property: 96-4 ((7)) 35 pt.; 97-3 ((1)) 14; 105-2 ((1)) 7 pt.; 105-2 ((4)) 12 pt., 13 pt., 14 pt.; 105-2 ((6)) 1A pt., 2A pt., 3pt.; 105-2 ((8)) 9 pt., 10 pt., 11 pt., 32 pt., 33 pt., 34 pt.; 105-2 ((10)) 7 pt.; 106-1 ((6)) 15 pt., 16 pt.; 106-1 ((7)) 12 pt., 42 pt.; 106-3 ((1)) 8 pt.

Planned Use: Public Facilities, Gov't. & Institutional;
Res. @ .1-2 DU/AC; Private Open Space; Public Park

Applicant: Virginia Electric and Power Company
d/b/a Dominion Virginia Power

Proposed Use: Replacement of transmission poles within existing utility easement



Location in
Fairfax County,
Virginia

1200 FEET

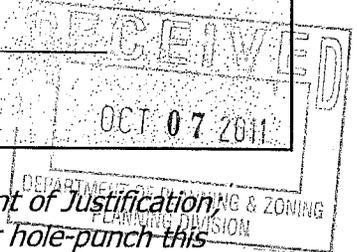
PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING
USING FAIRFAX COUNTY GIS



COUNTY OF FAIRFAX, VIRGINIA

**APPLICATION FOR DETERMINATION
PURSUANT TO
SECTION 15.2-2232 OF THE CODE OF VIRGINIA**

Application Number: FS-S11-39
(assigned by staff)



The application contains three parts: I. Application Summary; II. Statement of Justification, and I Telecommunication Proposal Details. Please do not staple, bind or hole-punch this application. Please provide at least one copy of all pages, including maps and drawings, on 8.5 x 11 inch paper.

(Please Type or Print All Requested Information)

PART I: APPLICATION SUMMARY

*(SEE ATTACHED SHEET FOR A COMPLETE LIST OF PROPERTIES THAT COULD NOT FIT IN THE SPACE PROVIDED)

ADDRESS OF PROPOSED USE

Street Address 8234 ROSELAND DR., 5400 OX RD., 9035 SWIFT CREEK RD., 9034 SWIFT CREEK RD., 9024 SWIFT CREEK RD., 9008 SWIFT CREEK RD., 9201 HAMPTON HUNT DR., 10105 HAMPTON WOODS DR., 9000 SWIFT CREEK RD., 10001 VAN THOMPSON RD., 5400 OX RD., 10020 HAMPTON RD., 10030 HAMPTON RD., 10040 HAMPTON RD.

City/Town FAIRFAX STATION, VA Zip Code 22039

APPLICANT(S)

Name of Applicant VIRGINIA ELECTRIC AND POWER COMPANY D/B/A DOMINION VIRGINIA POWER

Street Address COURTNEY R. FISHER
ELECTRIC TRANSMISSION SR. SITING & PERMITTING SPECIALIST
701 E. CARY ST.

City/Town RICHMOND State VA Zip Code 23219

Telephone Number: Work (804) 771-6408 Fax () N/A

E-mail Address courtney.r.fisher@dom.com

Name of Applicant's Agent/Contact (if applicable) SCOTT KRAMER, PE
DEWBERRY PROJECT ENGINEER

Agent's Street Address 4180 INNSLAKE DRIVE

City/Town GLEN ALLEN State VA Zip Code 23060

Telephone: Work (804) 205-3323 Fax (804) 290-7928

*(SEE ATTACHED SHEET FOR A COMPLETE LIST OF PROPERTIES
THAT COULD NOT FIT IN THE SPACE PROVIDED)

PROPOSED USE

Street Address 8234 ROSELAND DR., 5400 OX RD., 9035 SWIFT CREEK RD., 9034 SWIFT CREEK RD., 9024 SWIFT CREEK RD.,
9008 SWIFT CREEK RD., 9201 HAMPTON HUNT DR., 10105 HAMPTON WOODS DR., 9000 SWIFT CREEK RD.,
10001 VAN THOMPSON RD., 5400 OX RD., 10020 HAMPTON RD., 10030 HAMPTON RD., 10040 HAMPTON RD.

Fairfax Co. Tax Map and Parcel Number(s) 097-3((01))0014, 106-3((01))0008, 105-2((04))0012, 105-2((04))0013, 105-2((04))0014,
106-1((06))0015, 105-2((10))0007, 105-2((06))0002A, 106-1((06))0016,
105-2((06))0001A, 105-2((01))0007, 106-1((07))0012, 105-2((08))0011, 105-2((08))0010

Brief Description of Proposed Use

DOMINION VIRGINIA POWER ("DOMINION") PROPOSES TO REBUILD APPROXIMATELY 1.5 MILES OF EXISTING 115KV TRANSMISSION LINE 18 IN FAIRFAX COUNTY. LINE 18, ALSO KNOWN AS "POSSUM-OCOQUAN", RUNS FROM THE POSSUM SUBSTATION TO THE OCOQUAN SUBSTATION. THE 1.5 MILE SECTION OF LINE 18 TO BE REBUILT WITHIN FAIRFAX COUNTY IS LOCATED BETWEEN DOMINION'S OX SUBSTATION AND THE OCOQUAN RIVER. PORTIONS OF THIS CORRIDOR HAVE BEEN IN USE SINCE THE EARLY TWENTIETH CENTURY. THIS PARTICULAR SECTION OF LINE WAS BUILT IN 1954 ON WOODEN H-FRAME STRUCTURES AND IS SITUATED IN THE CENTER OF AN EXISTING 300' WIDE UTILITY EASEMENT, BETWEEN DOUBLE-CIRCUIT 230KV STEEL-LATTICE TOWERS TO THE WEST AND SINGLE-CIRCUIT 500KV STEEL-LATTICE TOWERS TO THE EAST. THE AVERAGE HEIGHT OF THE EXISTING LINE 18 STRUCTURES IS 55 FEET, WHILE THE AVERAGE HEIGHT OF THE DOUBLE-CIRCUIT 230KV STRUCTURES AND SINGLE-CIRCUIT 500KV STRUCTURES IS 106 FEET. BECAUSE DOMINION NO LONGER UTILIZES WOODEN TRANSMISSION STRUCTURES IN ITS DESIGN, THE PROPOSED REPLACEMENT STRUCTURES WILL BE SINGLE-CIRCUIT, SINGLE-SHAFT STEEL POLES WITH AN AVERAGE HEIGHT OF 101 FEET. THE LOOK OF THE PROPOSED NEW LINE WILL BE COMPATIBLE WITH WHAT IS ALREADY IN THE EXISTING 300' WIDE UTILITY EASEMENT. THE PROPOSED SPAN LENGTH IS PROPOSED TO MATCH SPAN FOR SPAN THE 500 KV AND DOUBLE CIRCUIT 230 KV STRUCTURES ON EITHER SIDE.

Total Area of Subject Parcel(s) 84.0 ACRES (OX SUBSTATION PLUS EXISTING TRANSMISSION EASEMENT) (acres or square feet)

Portion of Site Occupied by Proposed Use ANTICIPATED DISTURBANCE AREA: 1.8 ACRES (acres or square feet)

Fairfax County Supervisor District SPRINGFIELD

Planned Use of Subject Property (according to Fairfax County Comprehensive Plan)

ELECTRICAL SUPPLY FACILITY

Zoning of Subject Property RESIDENTIAL-CONSERVATION (R-C)

List all applicable Proffer Conditions, Development Plans, Special Exceptions, Special Permits or Variances previously approved and related to this site

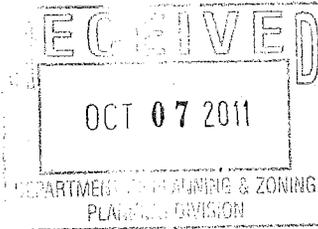
N/A

PROPERTY OWNER(S) OF RECORD *(SEE ATTACHED SHEET FOR A COMPLETE LIST OF PROPERTIES THAT COULD NOT FIT IN THE SPACE PROVIDED)

Owner MULTIPLE

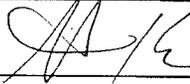
Street Address MULTIPLE

City/Town MULTIPLE State VA Zip Code MULTIPLE



PART II, entitled "Statement of Justification," pages 4 through 6, shall be completed by all applicants and included as part of the application. **PART III**, entitled "Telecommunication Proposal Details," pages 7 through 9, also shall be completed and included for all proposed telecommunication uses.

Name of Applicant or Agent SCOTT KRAMER, PE
PROJECT ENGINEER

Signature of Applicant or Agent 

Date OCTOBER 7, 2011

Please do not staple, bind or hole-punch this application. Please provide at least one copy of all pages, including maps and drawings, on 8.5 x 11 inch paper.

Submit completed application to:

**Fairfax County
Department of Planning and Zoning, Planning Division
Herrity Building
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035**

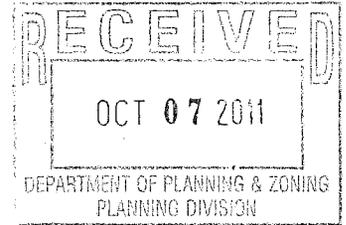
FOR STAFF USE ONLY	
Date application received:	<u>10 / 7 / 11</u>
By:	<u>OPZ</u>
Additional information requested to complete application:	
<u>Amended with revised plans</u>	<u>3/28/12</u>
<u>Amended w/ revised plans</u>	<u>5/15/12</u>
<u>Amended w/ supplement letter to plan</u>	<u>6/18/12</u>
Date application accepted:	<u>11 / 24 / 11</u>
By:	<u>JH</u>

Ox-Minnieville Properties Crossed by Corridor
as of October 6, 2011

COMPLETE LIST OF PROPERTIES								
	Owner	Tax Map No.	Parcel Location	CITY	ZIP	Mailing Address	CITY	ZIP
Ox Substation								
1	Virginia Electric and Power Company J.F. Koster Jr.	97-3((01))0014	8234 ROSELAND DR.	FAIRFAX STATION	22039	10TH FLOOR P.O. BOX 26666	RICHMOND	23261
Properties Within Existing 300' Transmission Easement								
2	Northern Virginia Regional Park Authority	106-3((01))0008	NOT LISTED	FAIRFAX STATION	22039	5400 OX RD	FAIRFAX STATION	22039
3	James S. & Vivian C. Godwin	105-2((04))0012	9035 SWIFT CREEK RD	FAIRFAX STATION	22039	9035 SWIFT CREEK RD	FAIRFAX STATION	22039
4	Safa Mohammad Khaled Tr.	105-2((04))0013	9034 SWIFT CREEK RD	FAIRFAX STATION	22039	9034 SWIFT CREEK RD	FAIRFAX STATION	22039
5	Asmar Alexander	105-2((04))0014	9024 SWIFT CREEK RD	FAIRFAX STATION	22039	9024 SWIFT CREEK RD	FAIRFAX STATION	22039
6	Gangagee Balkissoon & Shireen	106-1((06))0015	9008 SWIFT CREEK RD	FAIRFAX STATION	22039	9008 SWIFT CREEK RD	FAIRFAX STATION	22039
7	Joyce & Michael S. Wenger	105-2((10))0007	9201 HAMPTON HUNT DR	FAIRFAX STATION	22039	9201 HAMPTON HUNT DR	FAIRFAX STATION	22039
8	Marc R. Gallini Tr.	105-2((06))0003	10109 HAMPTON WOODS DR	FAIRFAX STATION	22039	10105 HAMPTON WOODS DR	FAIRFAX STATION	22039
9	Marc R. Gallini Tr.	105-2((06))0002A	10105 HAMPTON WOODS DR	FAIRFAX STATION	22039	10105 HAMPTON WOODS DR	FAIRFAX STATION	22039
10	John P. Solomond	106-1((06))0016	9000 SWIFT CREEK RD	FAIRFAX STATION	22039	9025 COPPERLEAF LN	FAIRFAX STATION	22039
11	Raymond A. Lukasiewicz Tr.	105-2((06))0001A	10101 VAN THOMPSON RD	FAIRFAX STATION	22039	10101 VAN THOMPSON RD	FAIRFAX STATION	22039
12	Northern Virginia Regional Park Authority	105-2((01))0007	10019 HAMPTON RD	FAIRFAX STATION	22039	5400 OX RD	FAIRFAX STATION	22039
13	Smoak Lolita Mancheno	106-1((07))0012	10020 HAMPTON RD	FAIRFAX STATION	22039	10020 HAMPTON RD	FAIRFAX STATION	22039
14	Peter Dibenedetto & Valerie	105-2((08))0011	10030 HAMPTON RD	FAIRFAX STATION	22039	10030 HAMPTON RD	FAIRFAX STATION	22039
15	Richard C. Kellogg	105-2((08))0010	10040 HAMPTON RD	FAIRFAX STATION	22039	10040 HAMPTON RD	FAIRFAX STATION	22039
16	Lloyd L. South Tr.	106-1((07))0042	8711 MOUNTAIN VALLEY RD	FAIRFAX STATION	22039	8711 MOUNTAIN VALLEY RD	FAIRFAX STATION	22039
17	Rex B. Vaughn	105-2((08))0009	10050 HAMPTON RD	FAIRFAX STATION	22039	10050 HAMPTON RD	FAIRFAX STATION	22039
18	Kim Jean O, Kim In Y	105-2((08))0033	8701 RUSTIC OAK CT	FAIRFAX STATION	22039	200 GARRISONVILLE RD	STAFFORD	22554
19	Michael J. Reardon Tr.	105-2((08))0034	8700 RUSTIC OAK CT	FAIRFAX STATION	22039	8700 RUSTIC OAK CT	FAIRFAX STATION	22039
20	Michael A. and Cynthia K. Reeder	105-2((08))0032	8710 RUSTIC OAK CT	FAIRFAX STATION	22039	8710 RUSTIC OAK CT	FAIRFAX STATION	22039
21	Karen R. Winstead	096-4((07))0035	8701 BIRCH CLIFF DR	FAIRFAX STATION	22039	8701 BIRCH CLIFF DR	FAIRFAX STATION	22039

DOMINION VIRGINIA POWER
OX-MINNIEVILLE ELECTRIC TRANSMISSION LINE REBUILD

2232 STATEMENT OF JUSTIFICATION



I. DESCRIPTION OF PROPOSED USE

A. Type of operation or facility.

Response: Electric Transmission Line

B. Dimensions of all building and structures including maximum building and structure heights.

Response: The proposed single-shaft steel poles will have an average height of 101 feet.

C. Materials, color, or finish of buildings or structures.

Response: Steel poles.

D. Hours and days of operation.

Response: 24 hours/day, 7 days/week

E. Estimated number of employees and facility users (patrons, visitors, students, etc.) expected daily.

Response: N/A

F. Service area of the proposed use.

Response: The use will serve the general vicinity.

G. Maintenance requirements and frequency.

Response: No permanent employees are proposed. The facility may be visited several times per year by Dominion personnel for site inspection purposes, and for any needed maintenance and repairs.

II. REQUIREMENT FOR PROPOSED USE

A. Why the new or expanded facility is needed.

Response: The rebuild of this existing 115kV overhead electric transmission line is needed to support load growth and ensure future electric system reliability in the area.

B. Why the proposed location is the best location for the proposed use.

Response: The proposed transmission line rebuild is within an existing 300' easement. Utilizing any new corridor would present new impacts to the citizens and to the environment whereas the surrounding land use of this existing transmission corridor already experiences that effect.

C. Why the proposed location and type of facility is the least disruptive alternative.

Response: On average, the new structures will stand 101 feet. By utilizing these taller structures, greater spans can be achieved that will match the adjacent structures on either side, thus reducing the visual impact of the corridor. Moreover, the taller structures will enable fewer structures within the easement corridor, further reducing the visual impact. Existing maintenance paths within the 300' easement will be utilized during construction to minimize impacts to the area.

D. Relevant standards/criteria supporting the facility and location.

Response: The existing transmission line is within a 300' utility easement. According to the Zoning Ordinance the use is considered a "Light Public Utility" and requires 2232 and Special Exception approval by Fairfax County.

E. Vicinity or general area to be served by proposed use.

Response: This transmission line will serve the general vicinity surrounding it.

III. ANTICIPATED IMPACTS ON ADJOINING PROPERTIES AND ON- AND OFF-SITE ENVIRONMENTAL FEATURES

A. Traffic impacts, including maximum expected trip generation, and its distribution by mode and time of day.

Response: Given the minimal occurrence of site visits, traffic volume will not be changed by the rebuild of this transmission line.

B. Noise and light impacts.

Response: Noise emitted from the transmission line will be minimal and will be consistent with what currently exists within the 300' utility easement. There will be no light impacts associated with this transmission line rebuild.

C. Impacts on environmental features of site.

Response: There are no structures proposed within any floodplains, Resource Protection Areas (RPAs), or Resource Management Areas. One structure that is within a RPA will be removed during construction. This will eliminate any potential impacts to that RPA during future maintenance activities.

D. Impacts on air and water quality.

Response: The transmission line will have no impacts to air and water quality.

E. Visual Impacts.

Response: The rebuild of this existing electric transmission line is located between two other existing electric lines within the 300' wide Utility Easement. This rebuild will increase the structure height from about 55 feet to 101 feet. All three transmission lines will have a similar look and height. By matching the existing tower spacing, the look and harmony within the easement area should be improved. No screening, buffering, or landscaping will be necessary. This development will not hinder or discourage the development and use of the adjacent or nearby land and/or buildings or impair the value.

IV. ALTERNATIVE SITES CONSIDERED FOR THE PROPOSAL

- A. Other publicly-owned properties in the vicinity.**
- B. Other privately-owned properties in the vicinity.**
- C. Other locations on the subject property.**
- D. Applicants reasons for rejecting each alternative site.**

Response: There is no need to analyze alternative sites within a 1 mile radius, as this is the rebuild of an existing line that is already located within an existing utility easement that dates back to the early twentieth century. Relocating the existing transmission line to any other area would necessitate purchase of additional easements and would disturb larger tracks of land, homes, businesses, and roadways. It would also present new impacts to the citizens and to the environment, whereas the surrounding lands of this transmission corridor already experience the effect.

V. PROPERTY IDENTIFICATION MAP(S) AT A SCALE OF 1"=500' IDENTIFYING THE PROPOSED SITE FOR THE FACILITY OR USE

- A. Highlight subject property and center on Fairfax County Tax Map or equivalent.**

Response: Please see plans entitled "OX-MINNIEVILLE ELECTRIC TRANSMISSION LINE REBUILD" submitted with this application. Maps of the proposed site are included in these plans at three different scales.

VI. PROPOSED FACILITY PLAN (AT A SCALE OF 1" = NOT MORE THAN 50')

- A. Subject and adjoining property boundaries**
- B. Public right(s)-of-way and names**
- C. Countywide trails required by the Comprehensive Plan**
- D. Scale and north arrow**
- E. Zoning district**
- F. Locations, dimensions, and maximum heights of all existing and proposed structures**
- G. All required minimum yards (front, rear, side) and transitional yards**
- H. Distance of proposed structures to lot lines**
- I. Proposed access from a public street to the proposed use**
- J. Location and number of existing and proposed parking spaces**

- K. Notation stating area of subject property, area of disturbed site, area of existing and proposed structures
- L. Notation stating whether the property is served by public water and sewer and other public utilities
- M. Existing topography with a maximum contour interval of five (5) feet
- N. Existing vegetation, proposed limits of clearing, and proposed landscaping and screening as required by the Fairfax County Zoning Ordinance
- O. Delineation of any floodplain designated by the Federal insurance Administration, United States Geological Survey, or Fairfax County, and delineation of any Resource Protection Areas
- P. Location and width of all existing overhead or underground utility easements
- Q. Any features of the proposed use, such as emergency access, fencing, exterior lighting, loudspeakers, etc., as may be applicable or requested

The plan shall be reproduced as a blueprint (maximum 24"x36" with a measurable scale. A minimum of three (3) copies of the plan shall be submitted by the applicant to the 2232 Review coordinator.

Response: Please see plans entitled "OX-MINNIEVILLE ELECTRIC TRANSMISSION LINE REBUILD" submitted with this application. Maps of the proposed site are included in these plans at three different scales.

VII. REDUCED COPY OF PLAN

- A. 8-1/2"x11" black-and-white reduction

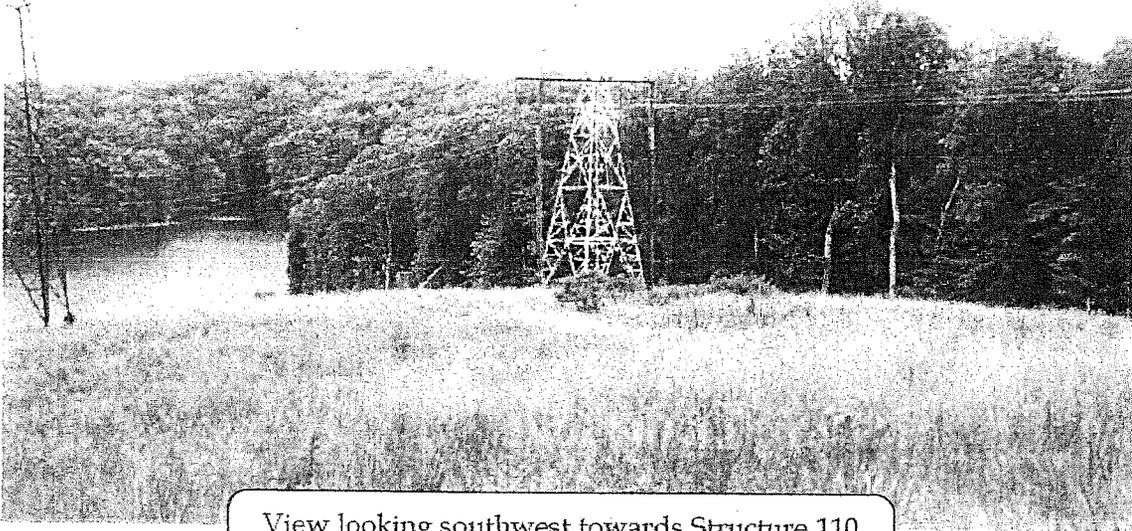
Response: An 8.5"x11", as well as an 11"x17", reduced size copy of the plans is provided with this submission.

VIII. OTHER INFORMATION AS MAY BE DEEMED APPROPRIATE BY THE 2232 REVIEW COORDINATOR

- A. Photos of subject property showing existing structures, terrain, and vegetation
- B. Photo- or computer-simulation of proposed use and relationship to existing structures
- C. Perspective rendering of proposed use
- D. Statement from property owner, if other than applicant, confirming that the applicant has or will have the right to use the property as proposed
- E. On-site height test (such as a ballon test) to simulate the extent of the proposed structure's visibility from surrounding properties

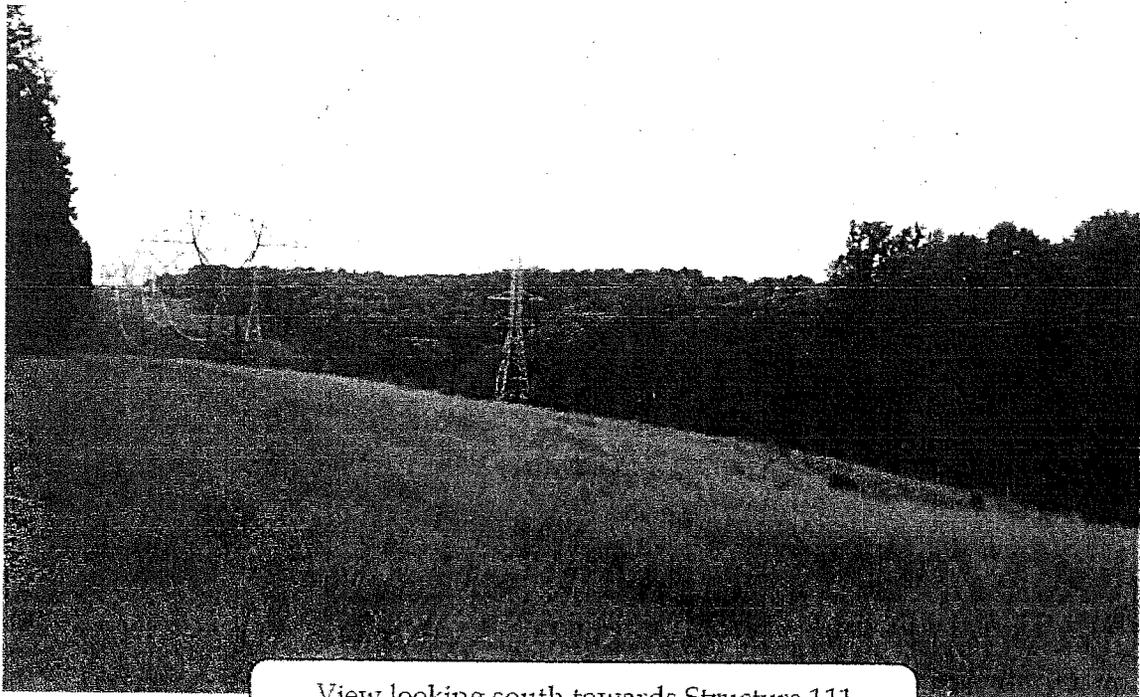
Response: These items are available upon request by the 2232 Review Coordinator.

Ox-Minnieville Electric Transmission Line Rebuild Photos



1

View looking southwest towards Structure 110 and Occoquan River



2

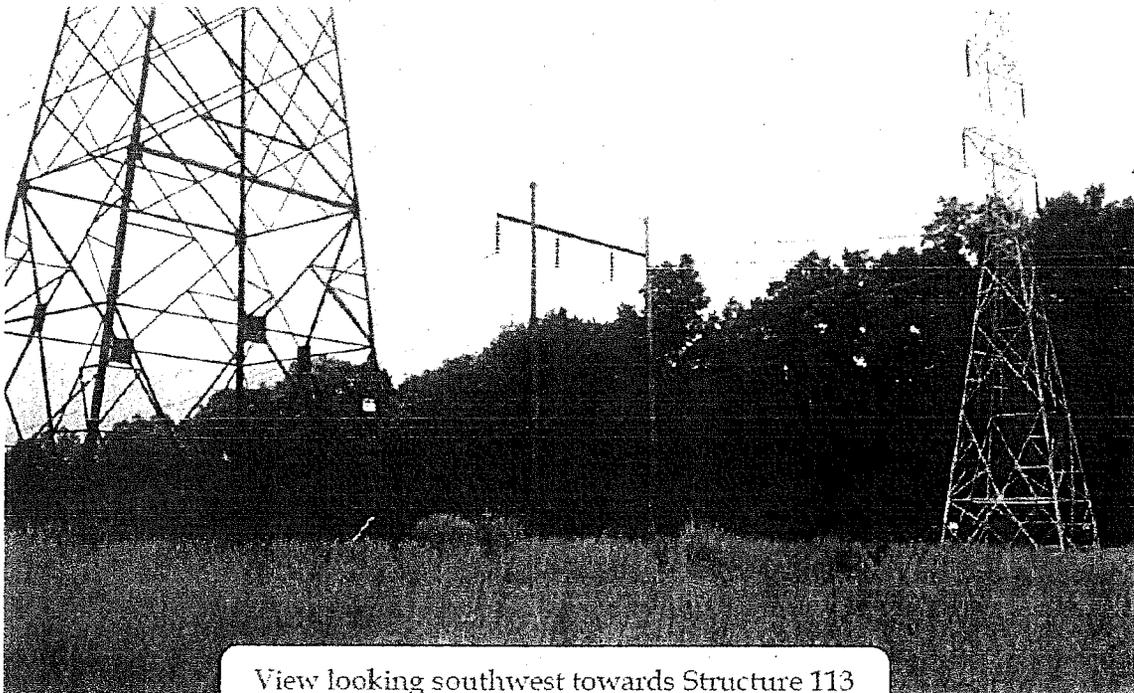
View looking south towards Structure 111

Ox-Minnieville Electric Transmission Line Rebuild Photos



3

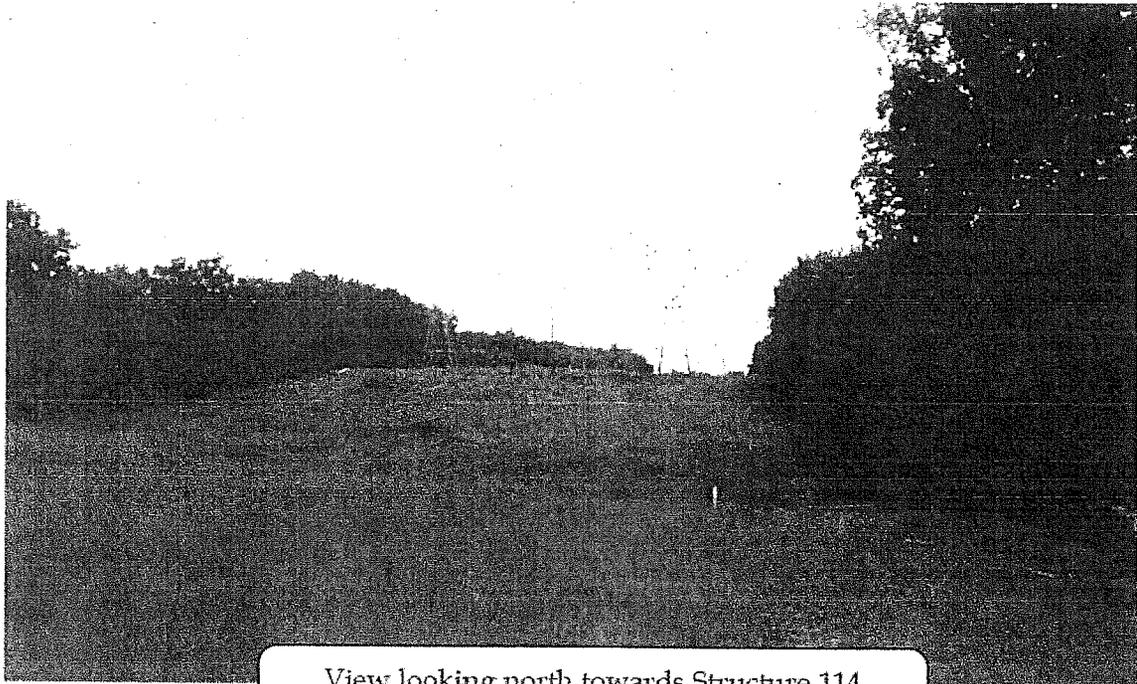
View looking south towards Structure 112



4

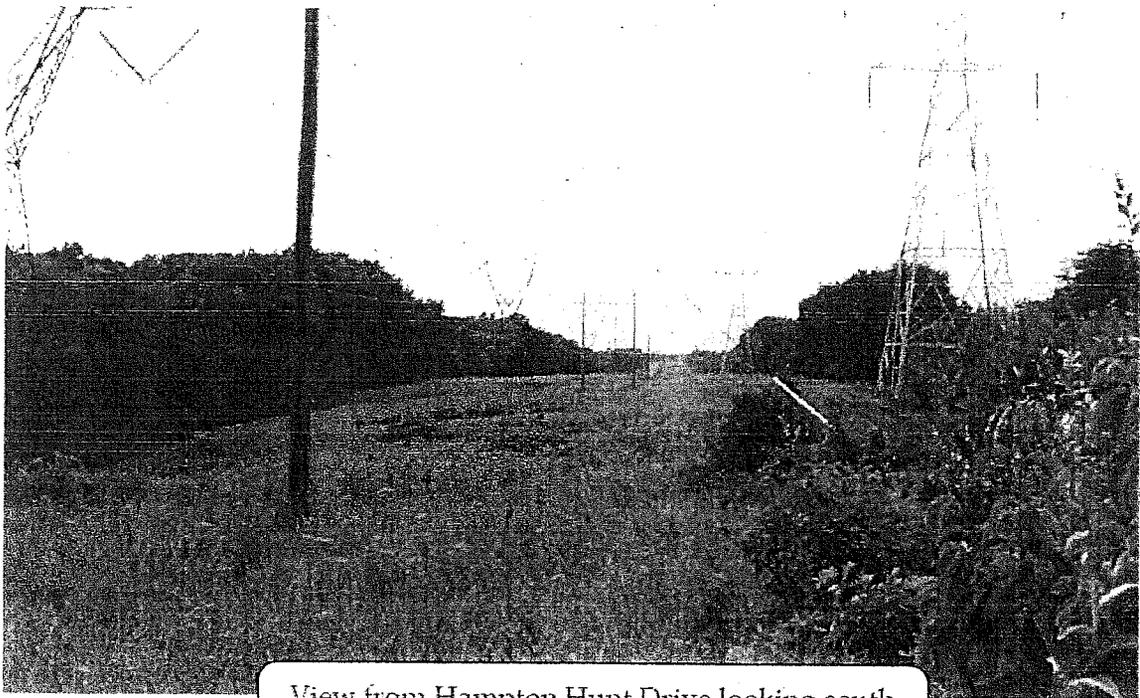
View looking southwest towards Structure 113

Ox-Minnieville Electric Transmission Line Rebuild Photos



5

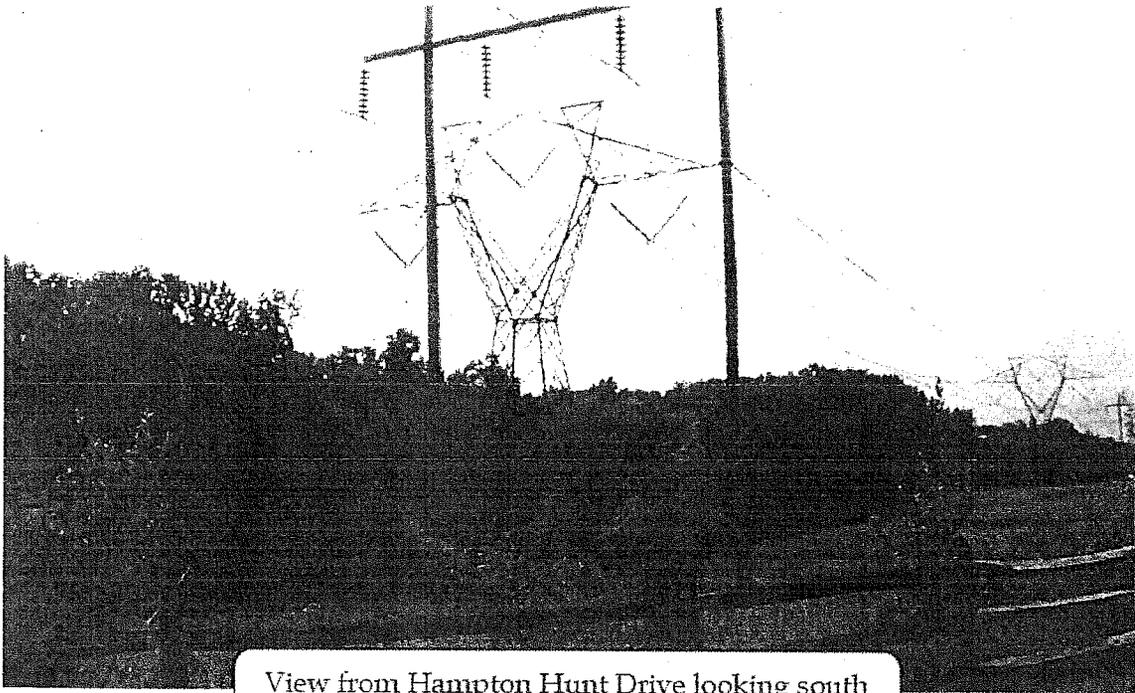
View looking north towards Structure 114



6

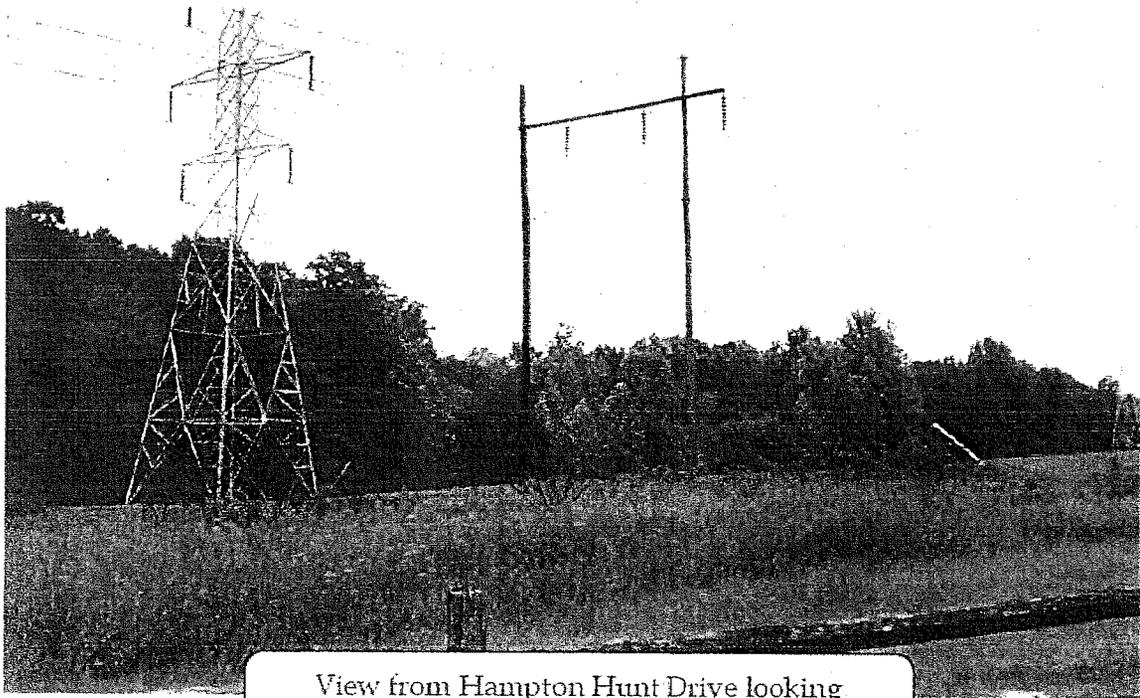
View from Hampton Hunt Drive looking south towards Structure 115

Ox-Minnieville Electric Transmission Line Rebuild Photos



7

View from Hampton Hunt Drive looking south towards Structure 116



8

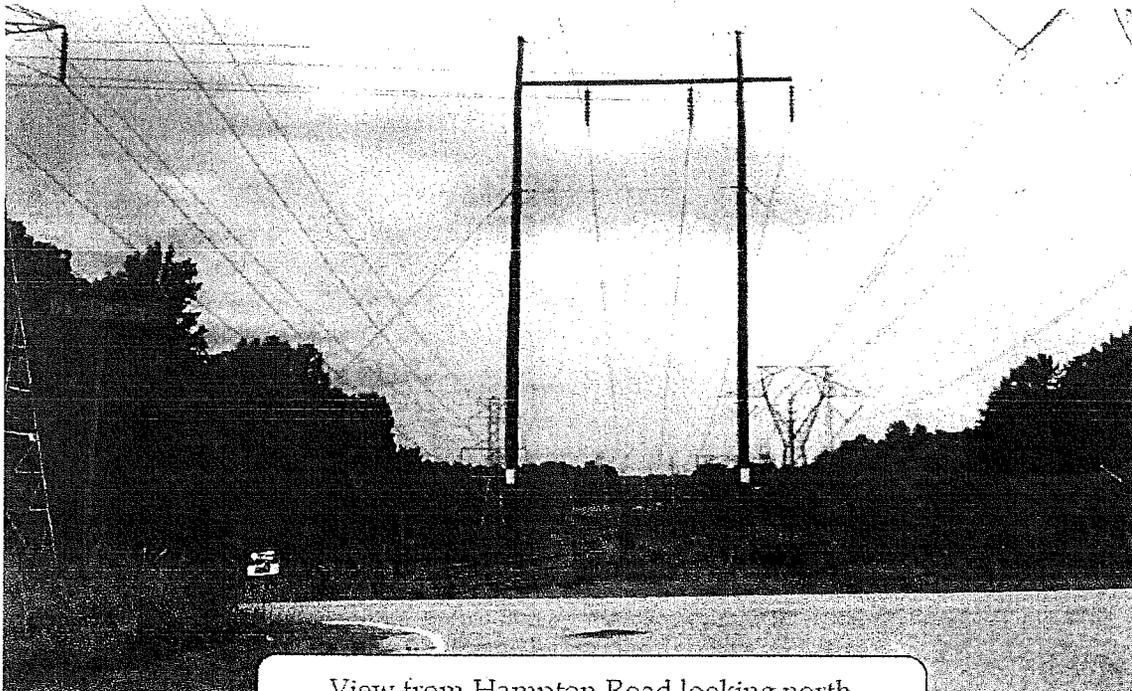
View from Hampton Hunt Drive looking northwest towards Structure 117

Ox-Minnieville Electric Transmission Line Rebuild Photos



9

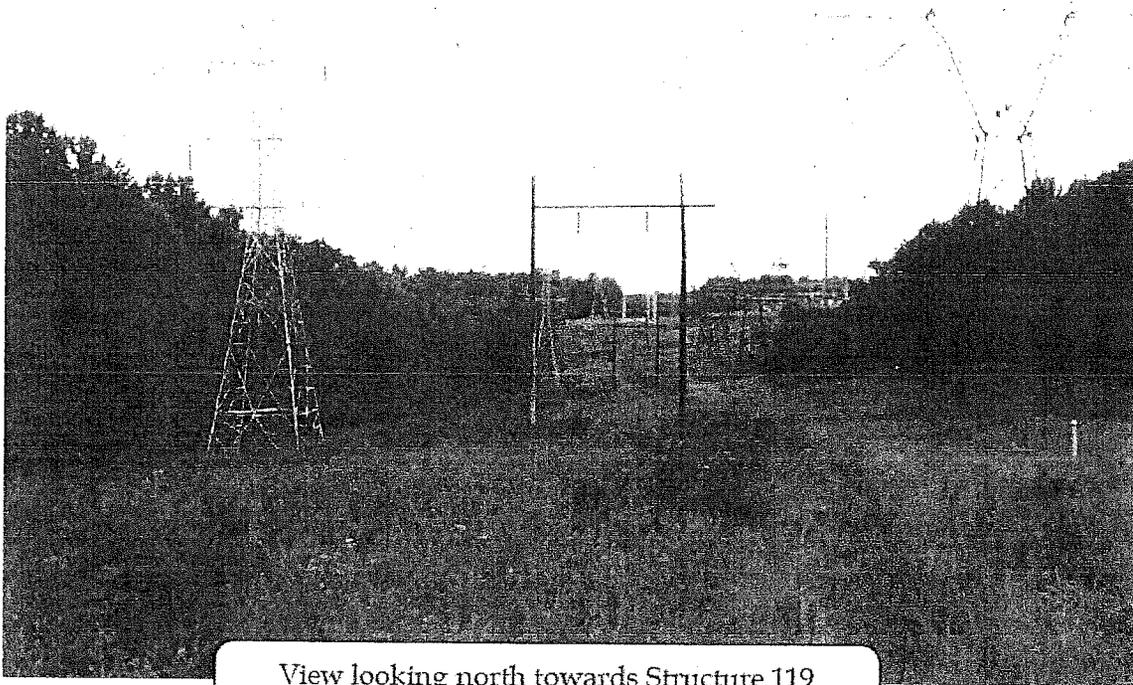
View from Hampton Road looking south
towards Structure 117



10

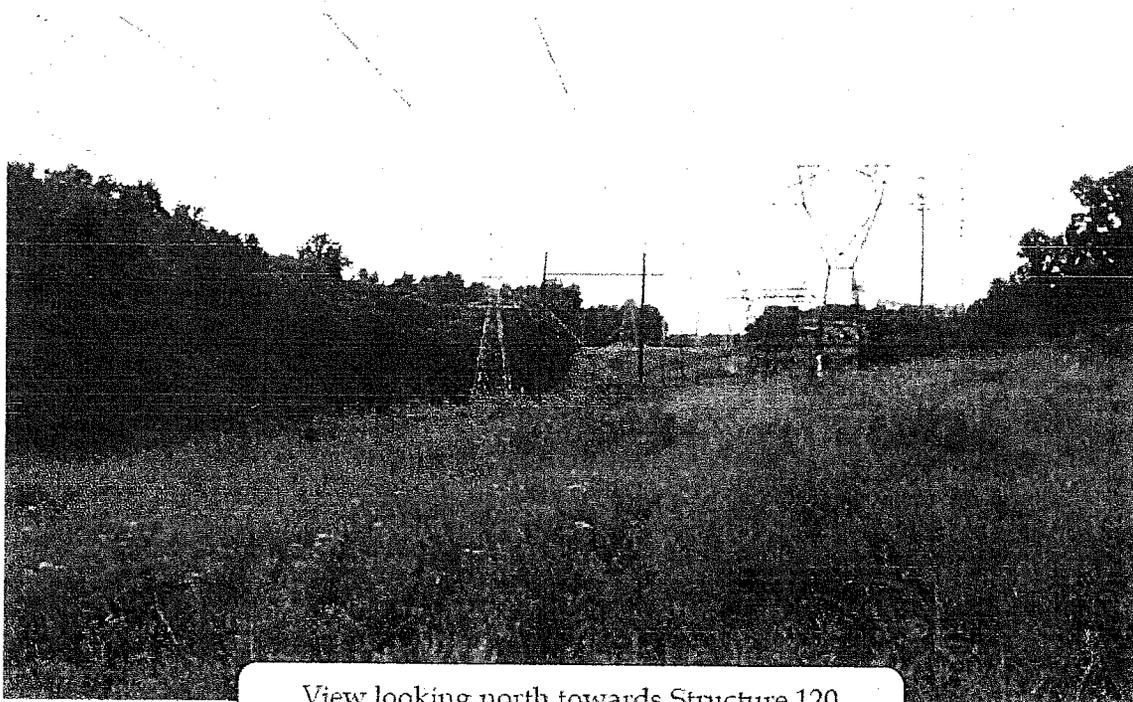
View from Hampton Road looking north
towards Structure 118

Ox-Minnieville Electric Transmission Line Rebuild Photos



View looking north towards Structure 119

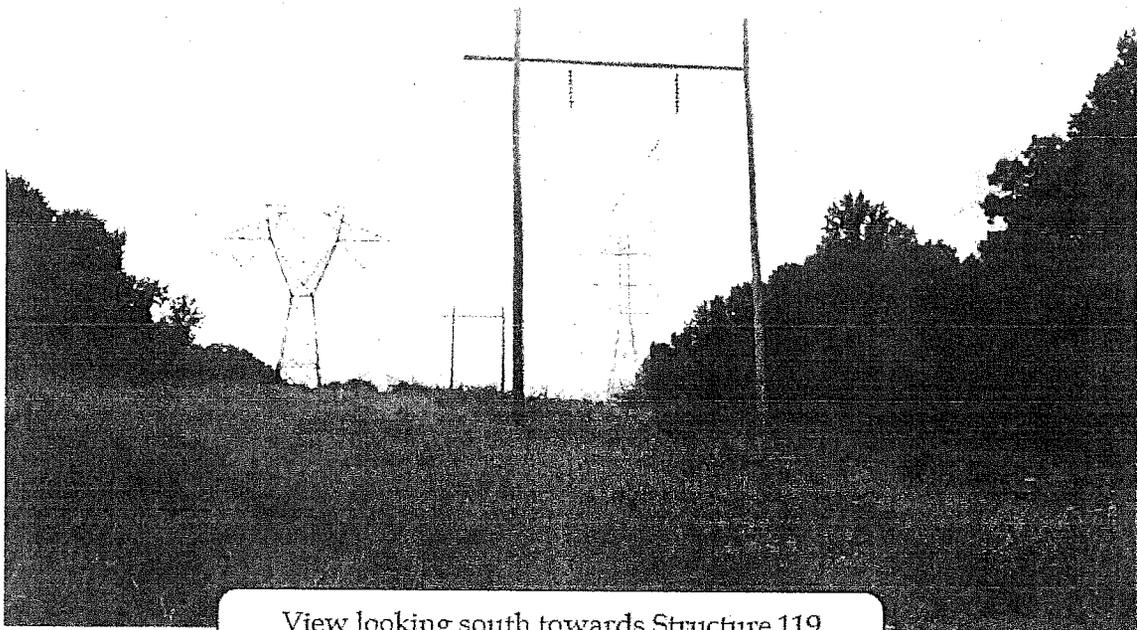
11



View looking north towards Structure 120

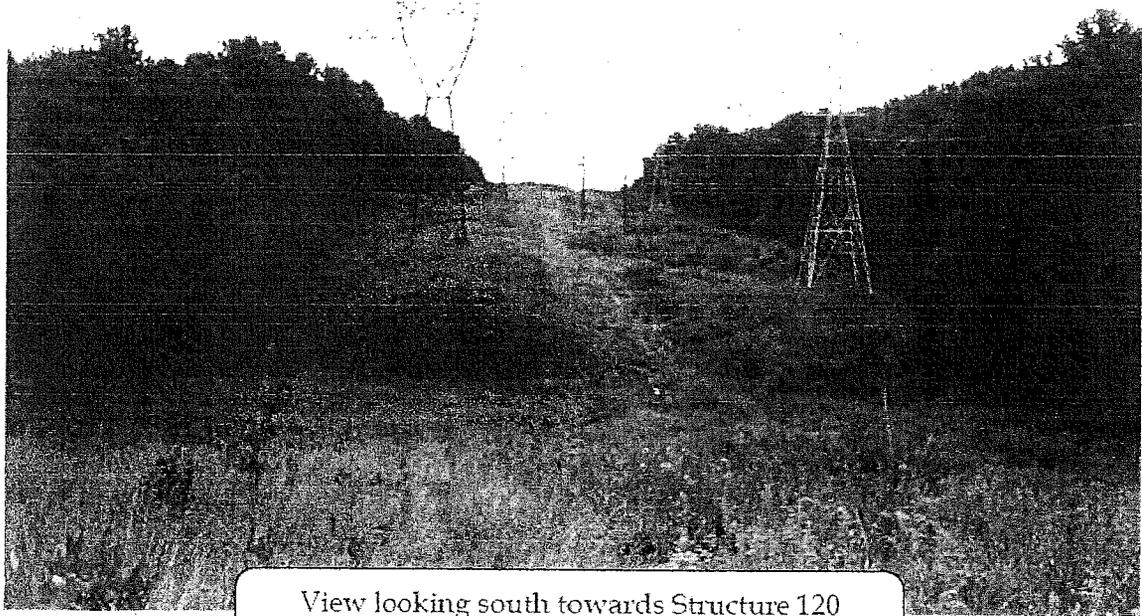
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Ox-Minnieville Electric Transmission Line Rebuild Photos



13

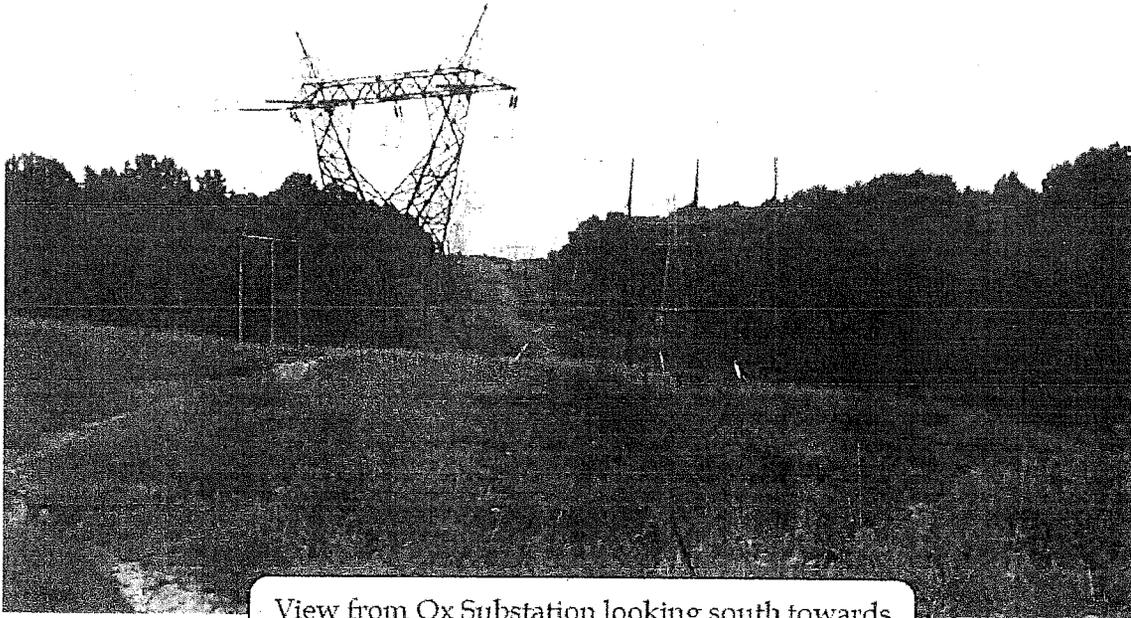
View looking south towards Structure 119



14

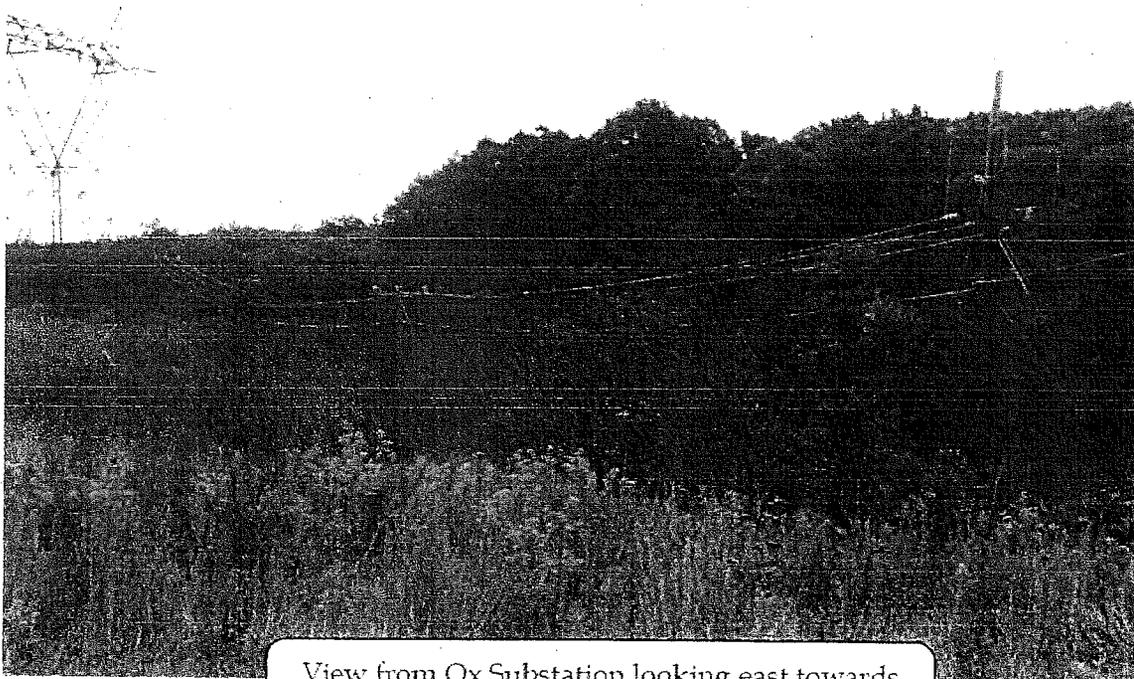
View looking south towards Structure 120

Ox-Minnieville Electric Transmission Line Rebuild Photos



15

View from Ox Substation looking south towards
Structure 121

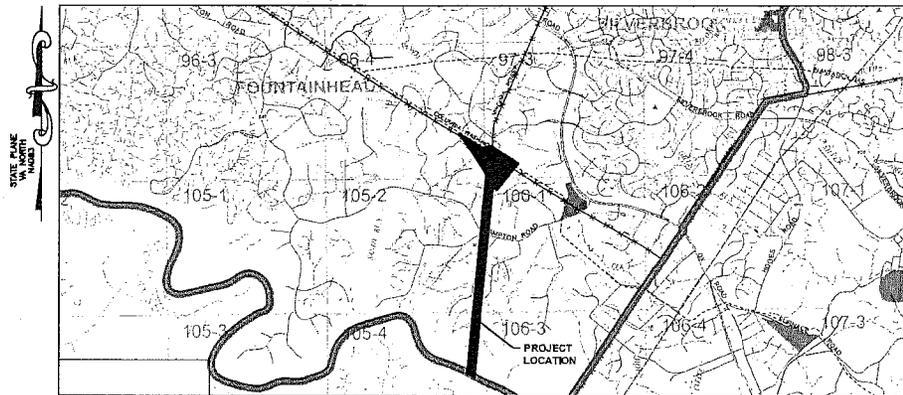


16

View from Ox Substation looking east towards
Structure 122

OX-MINNIEVILLE ELECTRIC TRANSMISSION LINE REBUILD

Springfield District Fairfax County, VA
2232 Plan



VICINITY MAP
Scale: 1"=2000'

Applicant:
Dominion Virginia Power
701 E. Cary Street
Richmond, VA 23219

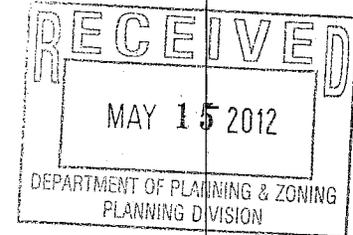
Sheet Index

- 1 COVER SHEET
- 2 SOILS MAP AND OVERALL PLAN
- 3 SITE PLAN 1
- 4 SITE PLAN 2
- 5 NOTES AND TABULATIONS

Ox-Minnieville Electric
Transmission Line Rebuild
Dominion Virginia Power
2232 Plan



Dewberry & Davis, Inc.
5100 Powhatan
C/O: 4000 N. Westpark
P.O. Box 200000
Richmond, VA 23220
www.dewberry.com



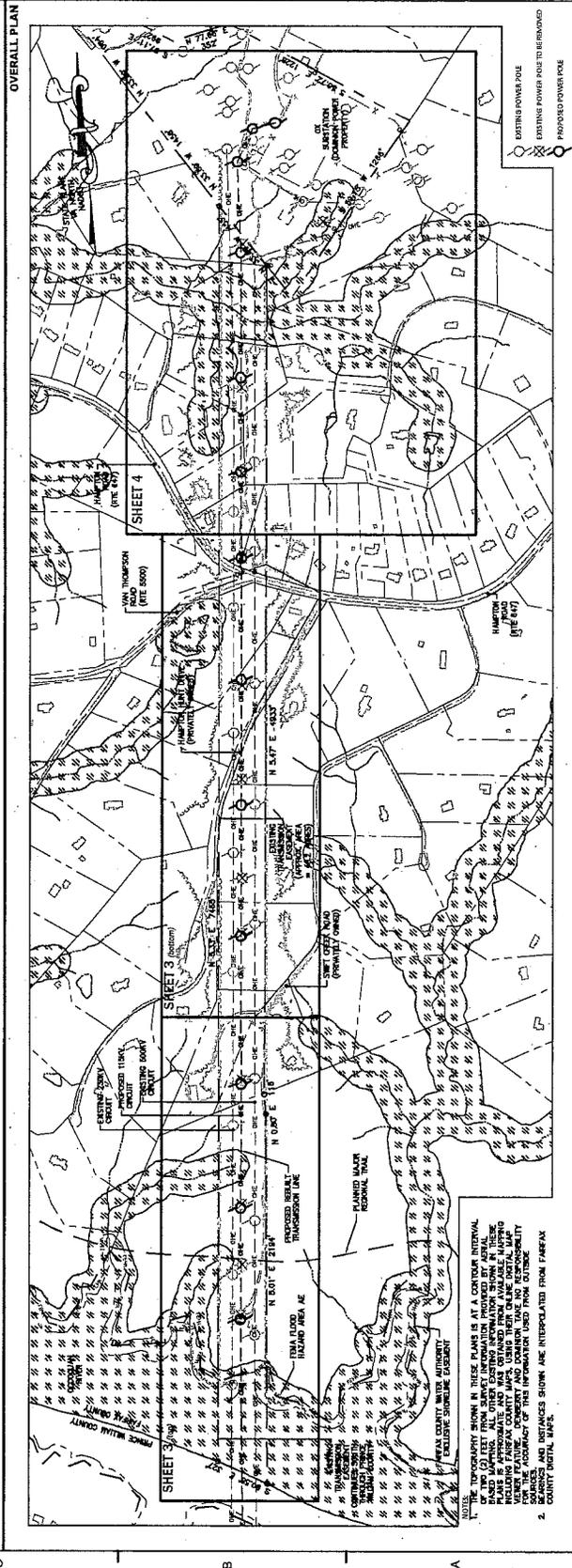
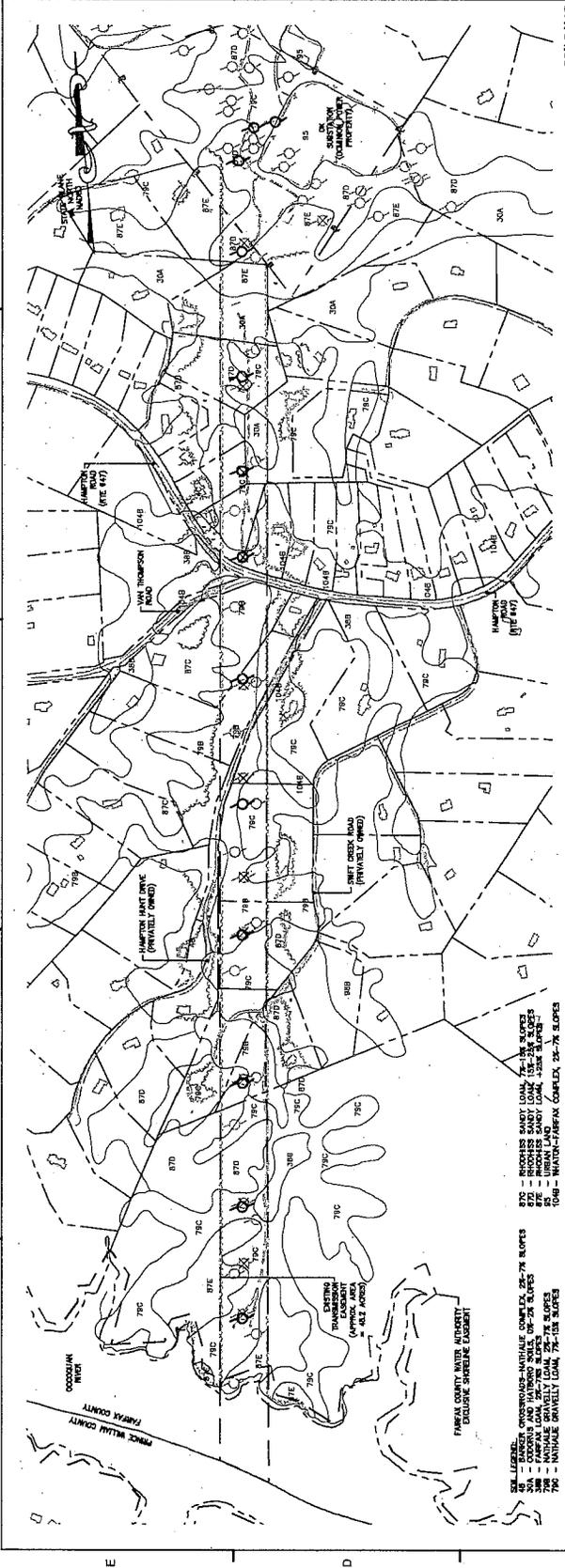
May 14, 2012

1

NO.	DATE	BY	Description

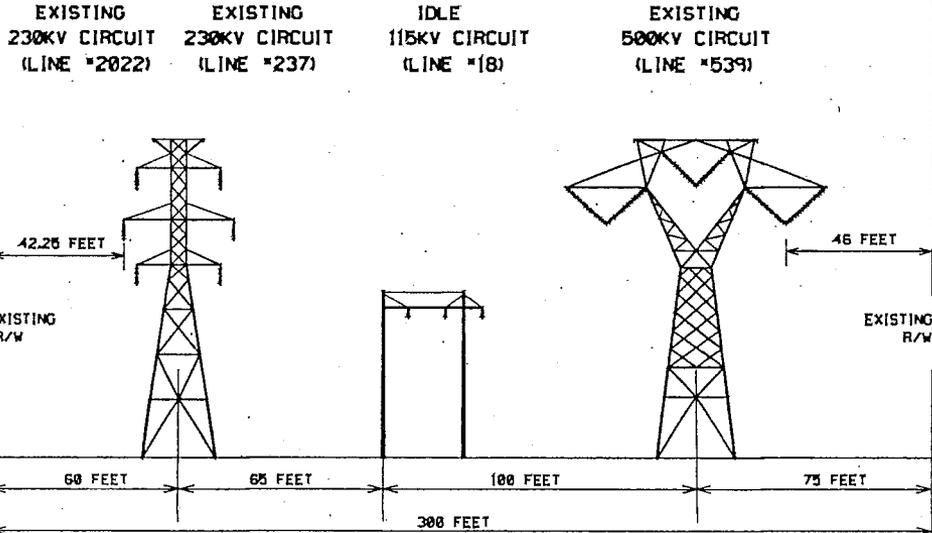
DRAWN BY: SKK
 APPROVED BY: SKK
 CHECKED BY: SKK
 DATE: MAY 14, 2013
 TITLE: SOILS MAP AND OVERALL PLAN

PROJECT NO.: 505-49727



SOIL LEGEND:
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MINNIEVILLE JUNCTION - OX SUBSTATION

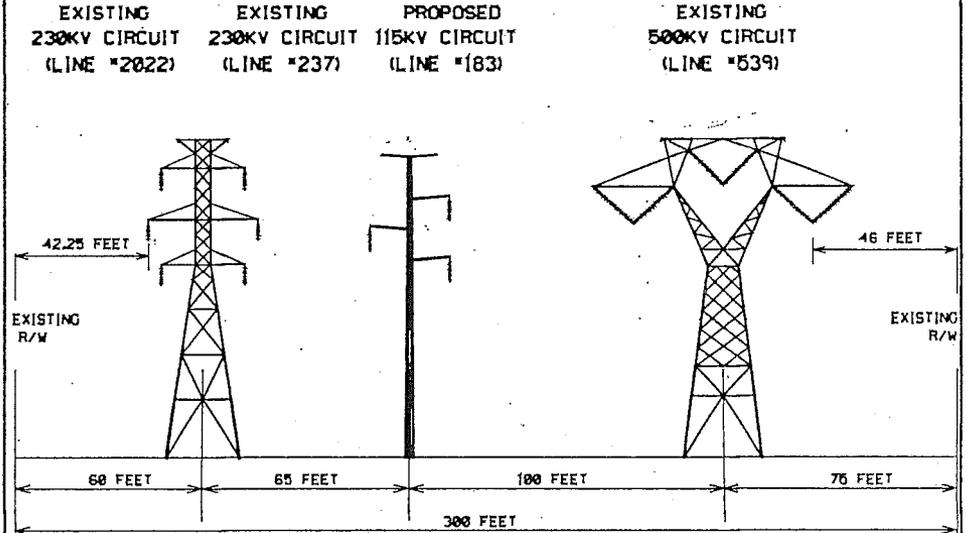


EXISTING CONFIGURATION

TYPICAL RIGHT OF WAY LOOKING TOWARD OX SUBSTATION

	230kV	115kV	500kV
TYPE OF STRUCTURE:	LATTICE TOWER	WOOD H-FRAME	LATTICE TOWER
FOUNDATION :	CONCRETE	DIRECT BURIED	CONCRETE
APPROXIMATE AVERAGE HEIGHT:	106 FEET	55 FEET	106 FEET
WIDTH AT CROSSARM:	35.5 FEET	32.33 FEET	84 FEET
WIDTH AT BASE:	24 FEET	28 FEET	25.5 FEET
APPROX. AVERAGE SPAN LENGTH:	783 FEET	580 FEET	783 FEET
CONDUCTOR TYPE:	1033.5 ACSR	636 ACSR	2-2500 ACAR
RIGHT OF WAY WIDTH:	300 FEET	300 FEET	300 FEET
APPROXIMATE LENGTH OF LINE :	3.41 MILES	3.41 MILES	3.41 MILES

MINNIEVILLE JUNCTION - OX SUBSTATION



PROPOSED CONFIGURATION

TYPICAL RIGHT OF WAY LOOKING TOWARD OX SUBSTATION

	230kV	115kV	500kV
TYPE OF STRUCTURE:	LATTICE TOWER	STEEL POLE	LATTICE TOWER
FOUNDATION :	CONCRETE	CONCRETE	CONCRETE
APPROXIMATE AVERAGE HEIGHT:	106 FEET	101 FEET	106 FEET
WIDTH AT CROSSARM:	35.5 FEET	26 FEET	84 FEET
WIDTH AT BASE:	24 FEET	5 FEET	25.5 FEET
APPROX. AVERAGE SPAN LENGTH:	783 FEET	783 FEET	783 FEET
CONDUCTOR TYPE:	1033.5 ACSR	2-636 ACSR	2-2500 ACAR
RIGHT OF WAY WIDTH:	300 FEET	300 FEET	300 FEET
APPROXIMATE LENGTH OF LINE :	3.41 MILES	3.41 MILES	3.41 MILES

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



July 19, 2012

Mr. Chris Caperton, Branch Chief, Facilities Planning Branch
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035

**RE: Dominion Virginia Power
Ox-Minnieville Electric Transmission Line Rebuild
2232 Application**

Dear Mr. Caperton:

Please accept this letter as a supplement to Dominion Virginia Power's ("Dominion") 2232 application, further outlining our commitments to the above referenced project.

During construction of this rebuild project, a construction communications coordinator will be assigned as a liaison to answer any questions from adjacent property owners. The assigned contact during construction is Ms. Janell Hancock. Ms. Hancock may be reached at 877-509-4363 or by e-mail at powerline@dom.com. After construction for this project is complete, the number for transmission questions is 1-888-291-0291, or you may contact powerline@dom.com, and your inquiry will be responded to within one business day. Dominion's local community affairs representative from Dominion, Travis Cutler, is also available to respond to any questions or concerns from during the course of the rebuild project and in the future. Travis can be reached at 571-203-5016 and travis.k.cutler@dom.com.

All construction traffic will park in the existing transmission right-of-way rather than on any public or private roads. Typical construction hours are Monday-Thursday 7 a.m.-6:30 p.m. However, should inclement weather or other unexpected events cause project delays, Dominion may have to make up lost time by working Fridays and/or Saturdays.

Prior to the start of this transmission project, Dominion will construct a permanent, pervious, gravel roadway beginning at Hampton Hunt Road extending approximately one mile down the center of the existing rights-of-way until the last structure before the Occoquan River. This gravel roadway will stay in place and be utilized in the future as Dominion's primary access to the facilities that are in close proximity to the Hampton Woods West neighborhood. This access to remove the existing structures and to add the proposed structures will be constructed as follows and as shown on the attached maps sheets 6-10 along with a legend that are part of an erosion and sediment control plan prepared by Angler Environmental:

- From Ox Substation, construction will access proposed structures 183/181 through 183/175.
- An existing Dominion gate off of Hampton Hunt Drive will be used to provide access for 183/174-169 (the end of the project portion in Fairfax County).

Furthermore, in order to further minimize the impacts from construction, Dominion also commits to the following:

1. As construction begins, Dominion will install security gates and fencing to deter trespassers along the right-of-way corridor. This gating will be in proximity to the construction crossing and general access points to the rights-of-way. Dominion will work with the Hampton Woods West Homeowners Association to determine the exact location and composition of the fencing and gating provided the costs are within reason.
2. As construction begins, signage will be installed to direct Dominion and contract crews to use the gravel road instead of Swift Creek Road. The availability of this newly established construction road will be communicated internally within Dominion (including Dominion's affiliates associated with the gas line in the area) as well as externally to Dominion contractors.

Should you have any further questions or concerns, please feel free to contact me at (804) 771-6408.

Sincerely,



Courtney R. Fisher
Sr. Siting and Permitting Specialist

Copy: Mr. David Pelkey, Dominion Project Manager
Ms. Leanna Hush O' Donnell, Planner III

LEGEND

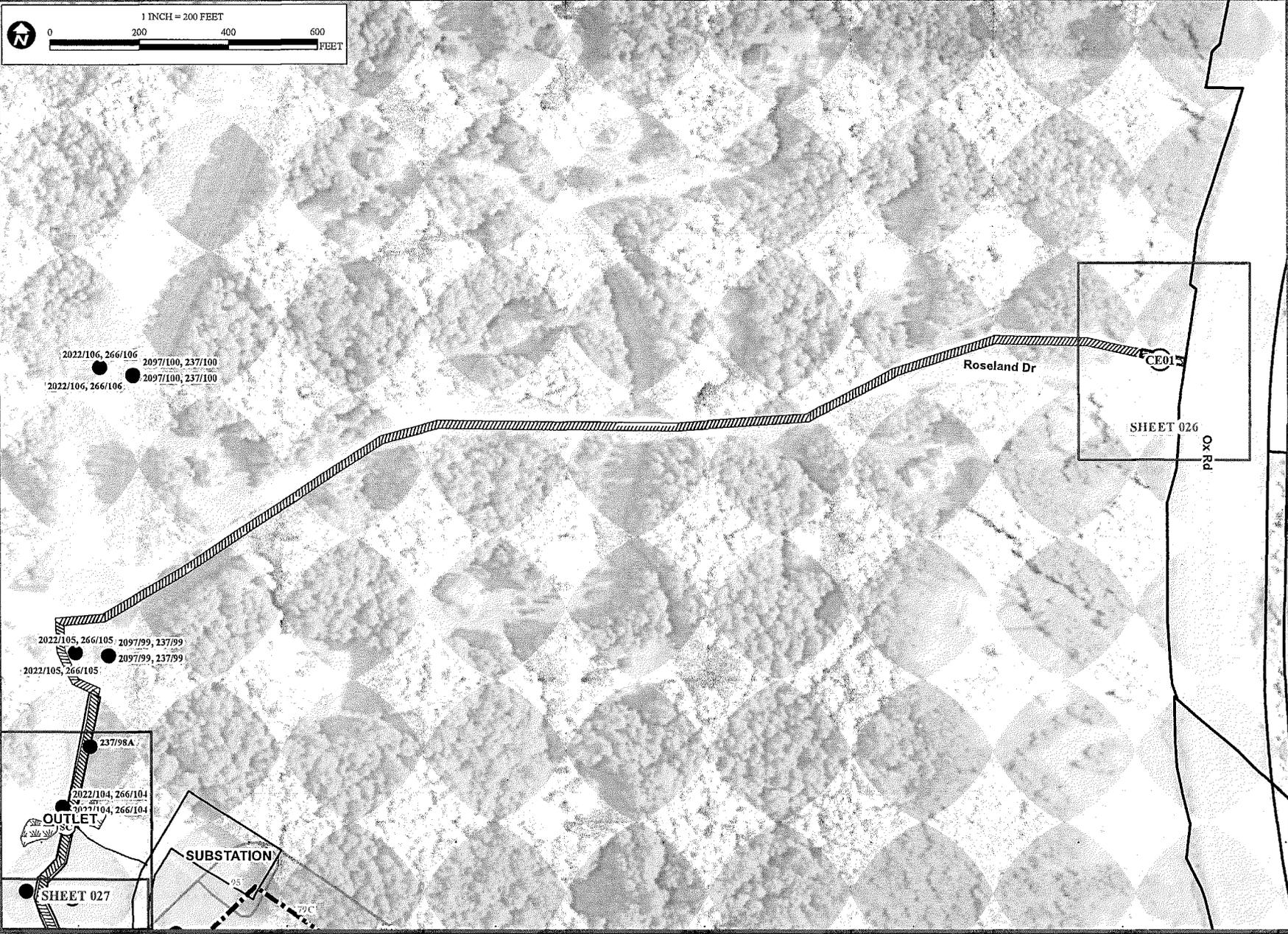
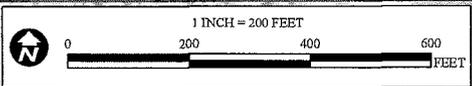
-  NEW STRUCTURE LOCATION
-  STRUCTURE TO BE RESTRUNG
-  EXISTING STRUCTURE LOCATION
-  STRUCTURE TO BE REMOVED
-  APPROXIMATE GAS LINE
-  SILT FENCE
-  SUPER SILT FENCE
-  CONTOUR
-  SLOPES > 15%
-  EXISTING ACCESS ROAD
-  PROPOSED ACCESS ROAD
-  APPROXIMATE FLOW ARROWS
-  STREAM IMPACT
-  WETLAND IMPACT
-  CHECK DAM
-  CRANE MAT BRIDGE
-  STREAM CROSSING
-  TIMBER MAT
-  CONSTRUCTION ENTRANCE
-  INTERMITTENT STREAM (R4)
-  PERENNIAL STREAM (R3)
-  PALUSTRINE EMERGENT (PEM) WETLAND
-  PALUSTRINE FORESTED (PFO) WETLAND
-  PALUSTRINE SCRUB SHRUB (PSS) WETLAND
-  PALUSTRINE OPEN WATER (POW) WETLAND
-  STORMWATER MANAGEMENT POND FACILITY
-  APPROXIMATE PROJECT LIMITS
-  APPROXIMATE ROAD RIGHT OF WAY

LEGEND

OX - MINNIEVILLE

FAIRFAX, FAUQUIER, & PRINCE WILLIAM
COUNTIES, VA

SHEET 4

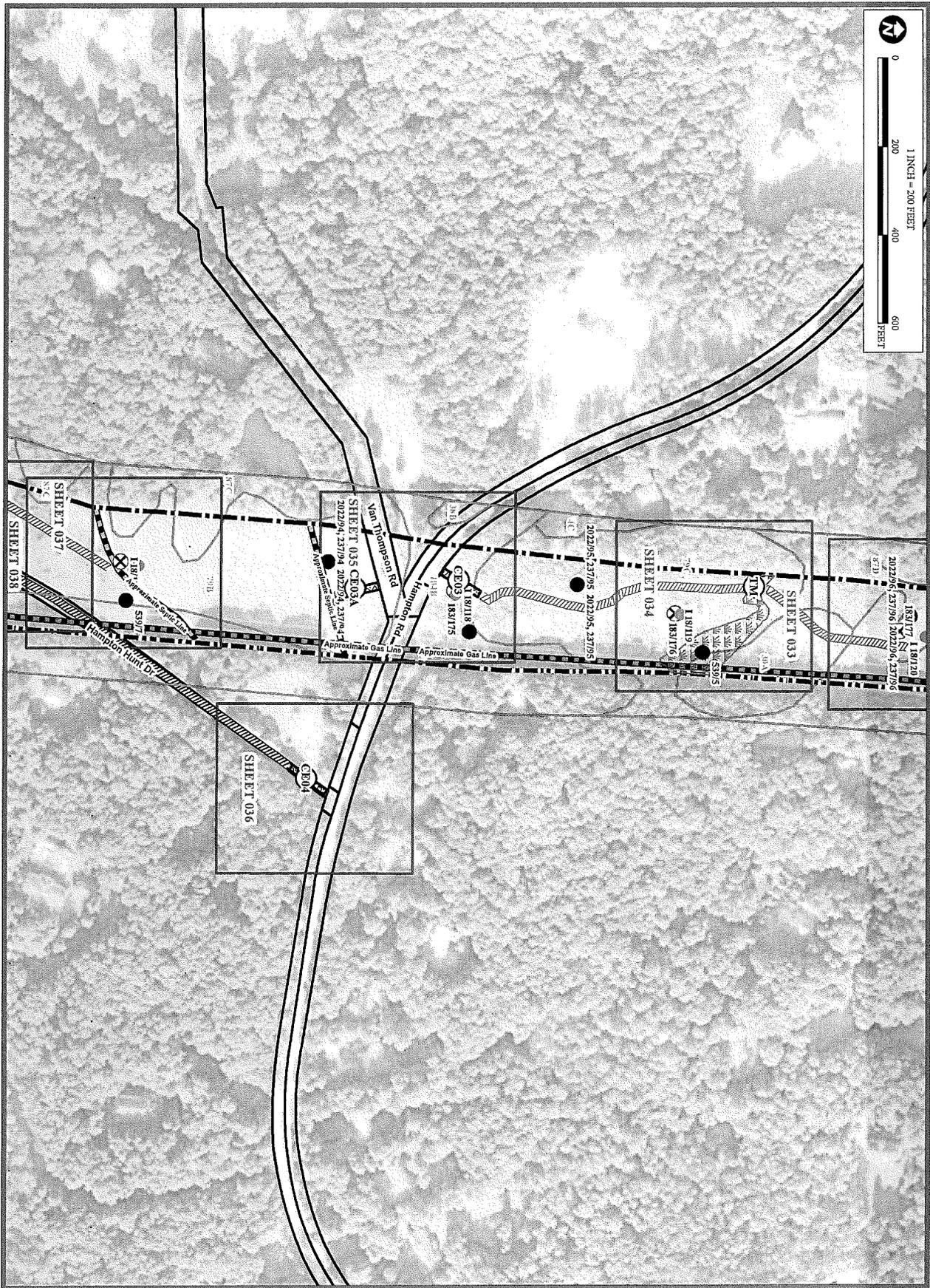
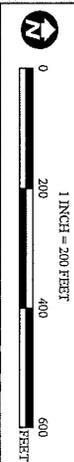


ANGLER ENVIRONMENTAL
 CORPORATION • 12411A ANDOLPH BRIDGE LANE, MOUNTAIN VIEW, VIRGINIA 20119
 F: 703.931.4844 | P: 703.931.2744
 RICHMOND | 106 NORTH THOMPSON STREET, RICHMOND, VIRGINIA 23221
 F: 804.353.6017 | F: 804.353.6018
 MARYLAND | 17525 CONNELL DRIVE, SUITE E, HANOVER, MARYLAND 21076
 P: 410.520.4100 | F: 410.520.4177

PROJECT: OX - MINNIEVILLE TRANSMISSION LINE
 APPLICANT: DOMINION

AERIAL AND SOILS OVERVIEW
 FAIRFAX, FAUQUIER & PRINCE WILLIAM
 COUNTIES, VIRGINIA

SHEET 06	
PROJECT MANAGER:	IC
DRAWN:	MD
JOB NUMBER:	2866-18
DESIGN FILE:	286638 - Aerial and Soils Overview - 11-2-17
DATE:	02/06/12
REVISIONS:	06/14/12 - renumbered towers



PROJECT MANAGER:	JC
DRAWN:	MD
JOB NUMBER:	2866.38
DESIGN FILE:	28663 - aerial and
DATE:	02/06/12
REVISIONS:	
06/14/12 - renumbered towers	

SHEET 08

PROJECT: OX - MINNIEVILLE TRANSMISSION LINE
 APPLICANT: DOMINION

AERIAL AND SOILS OVERVIEW

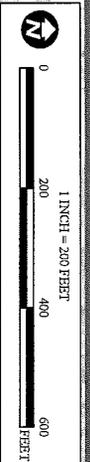
FAIRFAX, FAUQUIER & PRINCE WILLIAM
 COUNTIES, VIRGINIA

ANGLER ENVIRONMENTAL

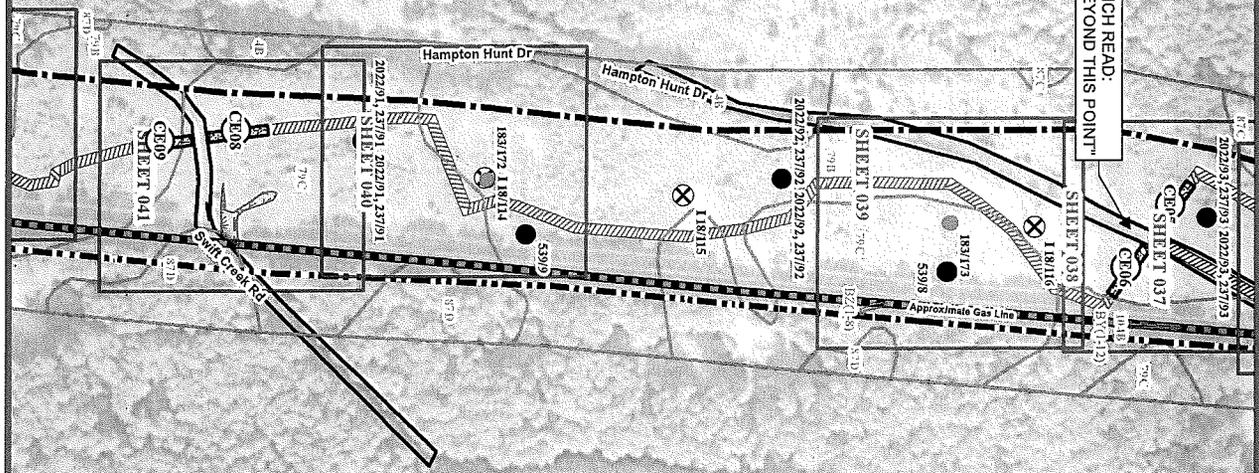
CORPORATE | 12811 RANDOLPH RIDGE LANE, MANASSAS, VIRGINIA 20109
 P: 703.391.4844 | F: 703.391.2934

RICHMOND | 106 NORTH THOMPSON STREET, RICHMOND, VIRGINIA 23221
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MARYLAND | 7526 CONNELLEY DRIVE, SUITE E, HANOVER, MARYLAND 21076
 P: 410.590.4170 | F: 410.590.4172



INSTALL SIGNS WHICH READ:
"NO DOMINION VEHICLES BEYOND THIS POINT"



SHEET 09	
PROJECT MANAGER:	JC
DRAWN:	MD
JOB NUMBER:	2866.38
DESIGN FILE:	286638 - Aerial and Soils Overview - 11.27
DATE:	02/06/12
REVISIONS:	
06/14/12 - renumbered towers	

PROJECT: OX - MINNIEVILLE TRANSMISSION LINE
 APPLICANT: DOMINION

AERIAL AND SOILS OVERVIEW

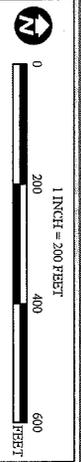
FAIRFAX, FAUQUIER & PRINCE WILLIAM
 COUNTIES, VIRGINIA

ANGLER ENVIRONMENTAL

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 P: 410.590.4170 | F: 410.590.4172



PROJECT MANAGER:	IC
DRAWN:	MD
JOB NUMBER:	2866-38
DESIGN FILE:	286638 - Aerial and Soils Overview - 11-17
DATE:	02/06/12
REVISIONS:	06/14/12 - renumbered covers

PROJECT: OX - MINNIEVILLE TRANSMISSION LINE
 APPLICANT: DOMINION

AERIAL AND SOILS OVERVIEW

FAIRFAX, FAUQUIER & PRINCE WILLIAM
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 P: 410.590.4170 | F: 410.590.4172

O'Donnell, Leanna

From: Zottl, Suzianne
Sent: Friday, December 16, 2011 4:06 PM
To: O'Donnell, Leanna
Subject: FW: SE 2011-SP-015 Dominion Power/Ox Minnieville Substation

FYI –Suzie

From: Salim, Elfatih
Sent: Monday, December 05, 2011 3:03 PM
To: Zottl, Suzianne
Subject: RE: SE 2011-SP-015 Dominion Power/Ox Minnieville Substation

Suzie, construction, installation, operation and maintenance of electric transmission lines and their appurtenant structures are **exempt** under CBPO § 118-5-2(a). No exceptions, waivers, letters of permission and/or WQIAs are required.

However, an approved letter of permission to work in a floodplain is required before any activity can start.

Elfatih Salim, P.E., BCEE, D.WRE, CFM
Senior Engineer III
Stormwater and Geotechnical Section
Site Development and Inspection Division
Fairfax County DPWES

+1-703-324-1636

elfatih.salim@fairfaxcounty.gov

"Our growing understanding of humanity's connection to the natural world is reflected in our evolving approach to its care, management, and restoration."

From: Zottl, Suzianne
Sent: Friday, December 02, 2011 4:08 PM
To: Salim, Elfatih
Subject: SE 2011-SP-015 Dominion Power/Ox Minnieville Substation

Hi, Elfatih:

Not sure if you've had a chance to look at this case yet, but we are prestaffing it on Monday. There is RPA on the site, and the applicant is proposing to remove a utility pole that is currently in the RPA. Will they need any exceptions/waivers/etc. from DPWES in order to complete this?

I look forward to your response.

Thanks,
Suzie

Suzie Zottl
Senior Planner
Fairfax County Department of Planning and Zoning



County of Fairfax, Virginia

MEMORANDUM

March 21, 2012

TO: Suzie Zottl, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Hugh Whitehead, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: OX-Minnieville Electric Transmission Line Rebuild- Virginia Dominion Power,
SE 2011-SP-015

I have reviewed the above referenced Special Exception Plat and 2232 Plan, stamped as received by the Zoning Evaluation Division on February 27, 2012. The following comments and recommendations are based on this review and a site visit conducted on March 16, 2012.

1. **Comment:** Access to the easement is provided via Hampton Road (public road), and Hampton Hunt Drive and Swift Creek Road (both private roads). Tree adjacent to these access roads could potentially be impacted by large trucks delivering material and equipment for pole installation work. Pruning and removal of trees adjacent to the roads may be necessary to provide clearance for large trucks, possibly with wide loads. The Applicant should agree to pruning/removal specifications to achieve the necessary clearance required for safe access and to ensure appropriate management of trees that could be impacted.

Recommendation: Obtain a commitment to prune trees properly in case where removal of limbs is needed for safe access and to minimize impacts to trees. In some cases, where trees lean out over the road, it would be most appropriate to remove trees or entire limbs to avoid leaving a trunk or stub likely die and have to be removed later, at the owner's expense. The Applicant should adhere to the following guidelines for pruning and/or removing existing trees adjacent to access roads.

- a) Limbs that extend beyond the edge of pavement at a height that will result in contact with equipment/material trucks shall be pruned back beyond the travel space to a healthy lateral branch at least one-third the diameter of the limb at the point of attachment. If a suitable lateral branch does not exist along the limb, the pruning cut shall be made at the point of origin at the trunk of the tree.
- b) In cases where trees lean into the travel space with the terminal leader at a height that will result in contact with equipment/material trucks, the whole tree shall be removed.

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes



OX-Minnieville Electric Transmission Line Rebuild- Virginia Dominion Power
SE 2011-SP-015
March 21, 2012
Page 2 of 2

- c) All pruning shall be done in accordance with the latest edition American national Standards Institute (ANSI) A300 pruning standards. Pruning shall be done by personnel who, through training and on-the-job experience, understand the techniques and hazards of tree care work and understand the safety requirements outlined in the latest edition of the ANSI Z133.1 standards. The attached graphic (PFM Plate 9-12) provides a graphic depiction of proper pruning technique.

If there are any questions, please contact me at (703)324-1770.

HCW/
UFMID #: 166001

cc: RA File
DPZ File





FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M



TO: Barbara Berlin, AICP, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, AICP, Manager
Park Planning Branch, PDD *SS*

DATE: December 02, 2011

SUBJECT: SE 2011-SP-015, Ox-Minnieville Electric Transmission Line Rebuilt
Tax Map Number: 105-2((4))12 -pt, 13 -pt, 14 -pt, 15 -pt; 97-3((1))14

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated October 24, 2011 for the above referenced application. The Applicant seeks a special exception to permit the rebuild of an existing 1.5 mile portion of electric transmission line within an existing 300' wide Virginia Power easement and the Ox Substation.

COMPREHENSIVE PLAN GUIDANCE

The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. Resource protection is addressed in multiple objectives of the Policy Plan, focusing on protection, preservation, and sustainability of resources (Parks and Recreation Objectives 2 and 5, p.5-7). Therefore, staff provides the following comments.

ANALYSIS & RECOMMENDATIONS

Natural Resources Impact:

The proposed project will not impact land owned by the Fairfax County Park Authority, but will be built in part across land owned and operated by the Northern Virginia Regional Park Authority (NVRPA) at Sandy Run Regional Park. The Applicant should consult with NVRPA to review both the special exception and site plan applications due to the potential impacts on its land.

The proposed project has the potential to negatively impact the Occoquan Reservoir from dispersed sediment. The Applicant should consult with the Fairfax County Water Authority to review both the special exception and site plan applications due to the potential impacts to the water quality in the Occoquan Reservoir.

The area of Fairfax County where the proposed project will occur has the potential to contain sensitive resources and is a provider of critical habitat for numerous vertebrate and invertebrate species. In addition, the Virginia Natural Heritage Program (VNHP) has recorded one species of concern adjacent to the project area. The Applicant should consult with Rene Hypes, Database

Manager, at VNHP (rene.hypes@dcr.virginia.gov or 804-371-2708) to conduct a review of the proposed project to determine if any state or federal species of concern may be impacted, and if so, what actions may be taken to avoid, minimize and/or mitigate such impacts.

The proposed project will be built across rugged terrain and will require new roadways with significant grading to provide access for construction vehicles. The construction of the roadways and the rebuild of transmission lines will damage the landscape and has the potential to produce large amounts of sediment that could damage streams and the Occoquan Reservoir. This scale of land disturbance will leave a lot of permanently impacted land; therefore, based on these considerations, the Applicant should develop a restoration plan with the staff from NVRPA.

Specific issues that the restoration plan should address are:

1. Minimize disturbance and grading, and the restoration of original contours wherever possible after construction;
2. Use a rigorous erosion and sediment control plan;
3. Avoid the use of any non-native invasive plant species in the restoration such as tall fescue, Chinese lespedeza or crown vetch (or other species listed as invasive by Virginia Natural Heritage Program, the US Department of Agriculture or the Mid-Atlantic Exotic Pest Plant Council);
4. Utilize a warm season grass seed mix composed of common, locally native species with annual rye/winter wheat cover crop for site stabilization;
5. Include a two year warranty during which time the Applicant will (1) monitor the site three times each year for non-native invasive species and the establishment of the native warm season grass seed mix, (2) control occurrences of non-native invasive plant species using the services of a Virginia certified pesticide applicator, (3) correct erosion problems and (4) over-seed with the approved native warm season grass mix in the first and second growing season as necessary.
6. Obtain all native seed and seed mixes from a regionally local source within 250 miles of the project site. The recommended vendor is Ernst Conservation Seeds of Meadville, PA.

The Fairfax County Park Authority Natural Resource Management and Protection Branch may be consulted in the development of the restoration plan regarding specifications, monitoring, and maintenance issues.

Cultural Resources Impact:

The project may require consultation with Virginia Department of Historic Resources (VDHR), due to the fact that Section 106 may be triggered. The parcels have been disturbed from prior construction; however, areas along the corridor could retain areas of undisturbed soils. Certain areas within the corridor exhibit high potential for Native American sites and should undergo an archaeological Phase I survey. The Applicant should consult with The Fairfax County Cultural Resource Management and Protection Branch to identify the high potential areas and to formulate a scope of work. If significant sites are found, a Phase II is recommended to determine the site's eligibility for inclusion into the National Register of Historic Places. If sites are found eligible, avoidance or Phase III data recovery would be recommended.

SUMMARY OF RECOMMENDATIONS

- Consult with the Northern Virginia Regional Park Authority, the Fairfax County Water Authority, and the Virginia Natural Heritage Program to review both the special exception and site plan applications.
- Develop a restoration plan for the proposed project area in conjunction with the Northern Virginia Regional Park Authority and the Fairfax County Park Authority Natural Resource Management and Protection Branch.
- Consult with the Fairfax County Cultural Resource Management and Protection Branch to identify areas along the proposed project corridor with high potential for Native American sites, and then conduct an archaeological Phase I survey of those areas.

FCPA Reviewer: Jay Rauschenbach
DPZ Coordinator: Suzie Zottl

Copy: Cindy Walsh, Director, Resource Management Division
Liz Crowell, Manager, Cultural Resource Management & Protection Section
Todd Hafner, Director, Planning & Development, NVRPA
Engineering Director, Fairfax County Water Authority
Chron Binder
File Copy

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Northern Virginia Regional Park Authority

5400 Ox Road, Fairfax Station, VA 22039 | 703-352-5900 | Fax: 703-273-0905 | www.nvrpa.org

January 18, 2012

Suzie Zottl
 Senior Staff coordinator
 County of Fairfax
 Department of Planning and Zoning
 Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035

**RE: Dominion Virginia Power Ox-Minnieville Transmission Line Rebuild;
 SE 2011-SP- 015 and FS S11-39**

Dear Ms. Zottl:

We have reviewed the Special Exception and 2232 applications for the electric transmission line rebuild project referenced above and offer the following comments.

Background

The Park Authority owns and operates 5,000 acres of parkland along the Occoquan River in Fairfax County, including Sandy Run Regional Park, which is traversed by the existing Dominion Virginia Power transmission line easement. This chain of parkland preserves one of Fairfax County's most significant greenways, providing regional watershed protection and public access along Bull Run and the Occoquan Reservoir. Sandy Run Regional Park is open to the public for competitive and recreational sculling and rowing. The park facilities provide for team training and competition for Olympic, college, high school and club canoe, kayak and crew athletes. The park includes a portion of the 40-mile Occoquan Water Trail, which begins at Bull Run Regional Park and ends at the Potomac River.

Impacts

The plans show replacement of transmission poles within the existing 300-foot wide Dominion Virginia Power easement. The existing 55-foot tall poles will be replaced with 101-foot tall poles that will accommodate a future 230kV line. Construction impacts include pole removal and installation, construction access along the easement, and installation of the transmission lines, including the section that traverses the Occoquan Reservoir.

The park's extensive tree cover contributes to the protection of water quality in the Occoquan Reservoir and the watershed of the Chesapeake Bay. Also, diverse plant communities within the park provide habitat for numerous wildlife species. The high percentage of unimproved land at the park makes a significant contribution to watershed protection and habitat conservation. Moreover, portions of the transmission easement are within Chesapeake Bay Resource Protection Area, which restricts land disturbing activities. However, a lack of a riparian forest

City of Alexandria

David M. Pritzker
 Justin Wilson

Arlington County

Paul Ferguson
 Michael A. Nardolilli

Fairfax County

Stella Koch
 Jean R. Packard

City of Fairfax

Brian D. Knapp
 Arthur F. Little

City of Falls Church

Barry D. Buschow
 Jeffrey Tarbert

Loudoun County

Joan G. Rokus
 Su Webb

buffer within the easement at the shoreline, land disturbance during construction, and inadequate restoration can contribute to the deposition of sedimentation into the reservoir, erosion of the shoreline, and degradation of the reservoir.

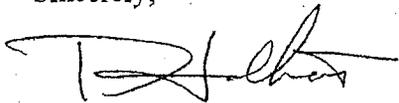
The park offers considerable potential for archaeological resources. Therefore, a Phase I cultural resource survey should be performed to identify potential sites or features prior to any land disturbing activity.

Recommendations

1. The applicant should restore disturbed areas in accordance with a restoration and replanting plan prepared in consultation with NVRPA and the Fairfax County Park Authority Natural Resource Management and Protection Branch. Land disturbance should be minimized and original contours should be restored. The replanting plan should include warm season native grasses and native shrubs in select areas which would help mitigate erosion issues and enhance wildlife habitat. Moreover, the easement is currently cleared to the shoreline and a restored riparian buffer along the shoreline should be included as mitigation for the project. Unlike the Fairfax County shoreline of the easement, the Prince William County side does not appear to be routinely cleared and has a stand of mature vegetation.
2. A Phase I cultural resource survey should be performed to identify potential sites or features prior to any land disturbing activity.
3. The applicant should coordinate with NVRPA throughout the project to avoid disruption of any recreational activities on the reservoir.

Thank you for the opportunity to comment. Please contact me at 703-359-4628 or dighhaut@nvrpa.org. if you have any questions or concerns.

Sincerely,



Daniel Iglhaut
Land Manager

c: Tiffany Taylor-Minor, Dominion Virginia Power
Kate Rudacille, Deputy Director of Planning and Grants
James Short, Manager, Bull Run Regional Park



County of Fairfax, Virginia

MEMORANDUM

DATE: March 19, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief *PGN*
Environment and Development Review Branch, DPZ

SUBJECT: **Environmental Assessment:**
SE 2011-SP-015, Ox-Minnieville Electric Transmission Line Rebuild
(Dominion VA Power)

The memorandum, prepared by Scott Brown, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the special exception application dated October 24, 2011 and revised through March 1, 2012. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

DESCRIPTION OF THE APPLICATION

The applicant, Dominion VA Power, requests the approval of a Special Exception (SE) to permit the rebuild of a 1.5-mile section of an electrical power line that spans from the Ox Substation in Fairfax Station due south to the Prince William County line over the Occoquan River. The power line, which is currently vacated, is the center line of three lines within a 300-foot wide corridor. The vacated line in this corridor consists of 12 H-shaped wood pole towers with an average height of 55 feet. On each side are the two active lines that are carried by steel towers with an average height of 106 feet. The applicant proposes to replace the 12 existing towers with 10 steel towers similar to those on the other two lines, and with an expected average height of 101 feet.

COMPREHENSIVE PLAN CITATIONS:

Environment

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, pages 8-9.

“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County. . .

Policy k: For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County’s streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives: The concentration of growth in mixed-use, transit-oriented centers in a manner that will optimize the use of transit and non-motorized trips and minimize vehicular trips and traffic congestion.

- Minimize the amount of impervious surface created. Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation.
- Where feasible, convey drainage from impervious areas into pervious areas.
- Encourage cluster development when designed to maximize protection of ecologically valuable land. Encourage the preservation of wooded areas and steep slopes adjacent to stream valley EQC areas.
- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.
- Where appropriate, use protective easements in areas outside of private residential lots as a mechanism to protect wooded areas and steep slopes.
- Encourage the use of open ditch road sections and minimize subdivision

street lengths, widths, use of curb and gutter sections, and overall impervious cover within cul-de-sacs, consistent with County and State requirements.

- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements.
- Encourage shared parking between adjacent land uses where permitted.
- Where feasible and appropriate, encourage the use of pervious parking surfaces in low-use parking areas.
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements. . .”

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the county's remaining natural amenities.

Water Quality

The project area is partially within both the Sandy Run and Occoquan watersheds. One of the existing towers to be removed is located within a Resource Protection Area (RPA). The applicant intends to remove this tower. This would require a disturbance permit from the Department of Public Works and Environmental Services (DPWES). Planning staff recommends the applicant re-vegetate and restore the disturbed area including any former vehicular access areas, after the removal of this tower is complete.

Three of the newly proposed towers would be located in areas considered EQC where there are conditions of steep slopes of 15% or greater extending outward from an RPA. These areas are previously disturbed – the entire corridor is a cleared area- and the new towers will be placed in line with the locations of the existing towers.

Resolution:

In response to prestaffing comments, the applicant has stated it will minimize all disturbances, especially where those disturbances would be in RPA/EQC areas. All areas disturbed by construction will be re-vegetated and permanently stabilized. The proposed re-vegetation and stabilization will be included as part of an Erosion and Sedimentation Control Plan that Dominion Power submits annually to Virginia Dept. of Conservation and Recreation (DCR).

Construction Access

Planning staff is also concerned with the access in erecting the new towers and the amount of disturbance that will occur. The applicant should indicate how each tower will be accessed during construction to ensure that the least amount of disturbance will occur. All vegetated areas disturbed during this process should be revegetated and restored to conditions that existed prior to construction. Staff asked the applicant to provide more details about accessing the site during construction, and to finalize the construction access roads in their plans to ensure that disturbances would be limited to within the electric transmission right-of-way.

Resolution:

Newly submitted plans dated March 1, 2012 show finalized construction access roads on sheets 3 and 4. One access point off of Swift Creek Road is not finalized, but indicates two options for construction access roads, and the final option for this area would be selected in their erosion and sediment control plan. All construction access roads shown in the plat are entirely within the transmission right-of-way, and no disturbances expected outside of that area.

Visual Impact

All new towers will be located in between the existing towers of the outer two power lines. As the existing towers are slightly taller, there is no additional visual impact expected.

COUNTYWIDE TRAILS PLAN

The power corridor crosses the Bull Run-Occoquan Trail, an existing major regional trail that runs along the Fairfax County side of the Occoquan River. There will be no additional impacts to the trail, and no improvements are proposed.

PGN/STB



FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

PLANNING & ENGINEERING
DIVISION

Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

January 26, 2012

Ms. Suzianne Zottl
Staff Coordinator, Zoning Evaluation Division
Fairfax County Department of Planning and Zoning (DPZ)
12055 Government Center Parkway
Fairfax, VA 22035

Re: **Ox-Minnieville Transmission Line Plan**
Case #: SE 2011-SP-015

Dear Ms. Zottl:

The Fairfax County Water Authority ("Fairfax Water") appreciates the opportunity to comment on the Special Exception Submission for the Ox-Minnieville Transmission Line Rebuild. Fairfax Water is a public, non-profit authority that provides drinking water to nearly 1.7 million people in Virginia, or about one in five Virginia residents. Fairfax Water owns and operates the Occoquan Reservoir, a vital part of the regional water supply for the Washington, DC Metropolitan Area and cooperatively managed in conjunction with the Patuxent River Reservoirs, the Potomac River and upstream Potomac Reservoirs as an integrated system to meet the demands of Fairfax Water and our regional water utility partners.

The electric transmission lines associated with this re-build cross Fairfax Water's fee-simple land and shoreline easement at the Occoquan Reservoir. Consequently, we have a great interest in ensuring that the project does not impact our water supply operations.

Fairfax Water has reviewed the plan and has several comments:

Limits of FW Easement Required: The limits of Fairfax Water's exclusive shoreline easement on the Occoquan Reservoir should be shown on Sheets (2) and (3) of the SE Plat, as well as on all construction plan sets in both Fairfax and Prince William County.

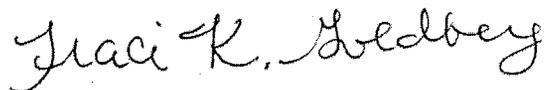
No Clearing within FW Easement: A note needs to be added to the construction plans indicating that clearing is NOT allowed within FW's exclusive shoreline easement, consistent with Fairfax Water's Occoquan Reservoir Shoreline Easement Policy (available on the Fairfax Water web site at www.fairfaxwater.org).

Enhanced Erosion and Sediment Control: Construction related work near the Occoquan Reservoir should be done to the maximum extent practicable in order to limit the impact of construction related activity on the Reservoir. Silt fence surrounding the temporary work areas should be of the "Super Silt Fence" design as detailed in Fairfax County's Public Facilities Manual (Please refer to http://www.fairfaxcounty.gov/dpwes/publications/pfm/ch11_plates.pdf).

FW Review of Site Plan and Prior Approval of Construction Schedule Required: Consultation with Fairfax Water is required during the development of the construction schedule for the referenced project, as Fairfax Water has ongoing construction projects and operational activities in the Occoquan Reservoir. Please contact Greg Prelewicz, Chief, Source Water Protection and Planning, at (703) 289 – 6318 regarding submission of the proposed plan and schedule. Consultation with us regarding the proposed schedule as early as possible will help avoid conflict with Fairfax Water projects.

Please contact me at (703) 289-6302 if you have any questions related to our comments.

Sincerely,



Traci Kammer Goldberg, P.E.
Manager, Planning

cc: Jamie Bain Hedges, Director, Planning and Engineering
Dale Kovach, Manager, Construction
Greg Prelewicz, Chief, Source Water Planning and Protection
Jay Rauschenbach, Park Planner, Fairfax County Park Authority



COUNTY OF PRINCE WILLIAM

5 County Complex Court, Prince William, Virginia 22192-9201
(703) 792-6830 Metro 631-1703, Ext. 6830 FAX (703) 792-4758
www.pwcgov.org

PLANNING
OFFICE

Christopher M. Price, AICP
Director of Planning

January 11, 2012

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Attn: Ms. Suzie Zottl, Senior Staff Coordinator

RE: Applications: SE 2011-SP-015 and FS S11-39
Dominion Virginia Power – Ox Road to Minnieville Road Electric
Transmission Line Rebuild

Dear Ms. Zottl:

Prince William County has reviewed Dominion Virginia Power's applications for Special Exception (SE) and Determination for Consistency with the Comprehensive Plan (FS) for the 1.5 mile portion of the electrical transmission line within Fairfax County. The project begins at the Ox Road electric substation (northern terminus) which is located at 8234 Roseland Drive in Fairfax Station. After crossing the county boundary, it proceeds generally south and east for an additional 2.1 miles where the improvements terminate at the Minnieville Road substation/line junction in Prince William County.

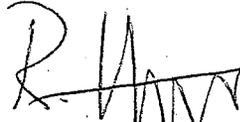
An evaluation of the Special Exception Plat reveals that the portion of the transmission line within Fairfax County has a 300-foot easement width. Within that easement are three parallel transmission lines. This configuration is similar to the portion within Prince William County. The land use patterns (low density residential development) are also similar in both jurisdictions. Therefore, it has been determined that the work being proposed in Fairfax County will not have a deleterious effect on Prince William County.

A similar case has been filed in Prince William County. The case is referred to as Public Facility Review (PFR) #PLN2012-00103. The Planning Commission public hearing for this case was held on November 2, 2011. The Planning Commission determined that the proposed improvements were consistent with Prince William County's Comprehensive Plan.

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Ox Road to Minnieville Road Transmission Line Rebuild
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I appreciate the opportunity to comment on the above-referenced applications.
Should you have any questions or concerns, please do not hesitate to call me at 703-792-
6846.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Utz', with a horizontal line extending across the bottom of the letters.

Raymond Utz, AICP
Chief, Long Range Planning

Priority Mailer M111212A

§ 15.2-2232. Legal status of plan.

A. Whenever a local planning commission recommends a comprehensive plan or part thereof for the locality and such plan has been approved and adopted by the governing body, it shall control the general or approximate location, character and extent of each feature shown on the plan. Thereafter, unless a feature is already shown on the adopted master plan or part thereof or is deemed so under subsection D, no street or connection to an existing street, park or other public area, public building or public structure, public utility facility or public service corporation facility other than a railroad facility or an underground natural gas or underground electric distribution facility of a public utility as defined in subdivision (b) of § 56-265.1 within its certificated service territory, whether publicly or privately owned, shall be constructed, established or authorized, unless and until the general location or approximate location, character, and extent thereof has been submitted to and approved by the commission as being substantially in accord with the adopted comprehensive plan or part thereof. In connection with any such determination, the commission may, and at the direction of the governing body shall, hold a public hearing, after notice as required by § 15.2-2204. Following the adoption of the Statewide Transportation Plan by the Commonwealth Transportation Board pursuant to § 33.1-23.03 and written notification to the affected local governments, each local government through which one or more of the designated corridors of statewide significance traverses, shall, at a minimum, note such corridor or corridors on the transportation plan map included in its comprehensive plan for information purposes at the next regular update of the transportation plan map. Prior to the next regular update of the transportation plan map, the local government shall acknowledge the existence of corridors of statewide significance within its boundaries.

B. The commission shall communicate its findings to the governing body, indicating its approval or disapproval with written reasons therefor. The governing body may overrule the action of the commission by a vote of a majority of its membership. Failure of the commission to act within sixty days of a submission, unless the time is extended by the governing body, shall be deemed approval. The owner or owners or their agents may appeal the decision of the commission to the governing body within ten days after the decision of the commission. The appeal shall be by written petition to the governing body setting forth the reasons for the appeal. The appeal shall be heard and determined within sixty days from its filing. A majority vote of the governing body shall overrule the commission.

C. Widening, narrowing, extension, enlargement, vacation or change of use of streets or public areas shall likewise be submitted for approval, but paving, repair, reconstruction, improvement, drainage or similar work and normal service extensions of public utilities or public service corporations shall not require approval unless such work involves a change in location or extent of a street or public area.

D. Any public area, facility or use as set forth in subsection A which is identified within, but not the entire subject of, a submission under either § 15.2-2258 for subdivision or subdivision A 8 of § 15.2-2286 for development or both may be deemed a feature already shown on the adopted master plan, and, therefore, excepted from the requirement for submittal to and approval by the commission or the governing body; provided, that the governing body has by ordinance or resolution defined standards governing the construction, establishment or authorization of such public area, facility or use or has approved it through acceptance of a proffer made pursuant to § 15.2-2303.

E. Approval and funding of a public telecommunications facility by the Virginia Public Broadcasting Board pursuant to Article 12 (§ 2.2-2426 et seq.) of Chapter 24 of Title 2.2 shall be deemed to satisfy the requirements of this section and local zoning ordinances with respect to such facility with the exception of television and radio towers and structures not necessary to house electronic apparatus. The exemption provided for in this subsection shall not apply to facilities existing or approved by the Virginia Public Telecommunications Board prior to July 1, 1990. The Virginia Public Broadcasting Board shall notify the governing body of the locality in advance of any meeting where approval of any such facility shall be acted upon.

F. On any application for a telecommunications facility, the commission's decision shall comply with the requirements of the Federal Telecommunications Act of 1996. Failure of the commission to act on any such application for a telecommunications facility under subsection A submitted on or after July 1, 1998, within ninety days of such submission shall be deemed approval of the application by the commission unless the governing body has authorized an extension of time for consideration or the applicant has agreed to an extension of time. The governing body may extend the time required for action by the local commission by no more than sixty additional days. If the commission has not acted on the application by the end of the extension, or by the end of such longer period as may be agreed to by the applicant, the application is deemed approved by the commission.

(Code 1950, §§ 15-909, 15-923, 15-964.10; 1958, c. 389; 1960, c. 567; 1962, c. 407, § 15.1-456; 1964, c. 528; 1966, c. 596; 1968, c. 290; 1975, c. 641; 1976, c. 291; 1978, c. 584; 1982, c. 39; 1987, c. 312; 1989, c. 532; 1990, c. 633; 1997, cc. 587, 858; 1998, c. 683; 2007, c. 801; 2009, cc. 670, 690.)