

SITE USE NOTES

- A. TYPE OF OPERATION: ELECTRIC SUBSTATION; TELECOMMUNICATIONS FACILITY—TOWER AND CONTROL ENCLOSURE (EXISTING AND PROPOSED)
- B. HOURS OF OPERATION: 24 HOURS A DAY FOR BOTH ELECTRIC SUBSTATION AND TELECOMMUNICATIONS FACILITY (EXISTING AND PROPOSED)
- C. ESTIMATED NUMBERS OF PATRONS/CLIENTS/PARENTS/PUPILS/ETC: ZERO (0) FOR BOTH ELECTRICAL SUBSTATION AND TELECOMMUNICATIONS FACILITY (EXISTING AND PROPOSED)
- D. PROPOSED NUMBER OF EMPLOYEES/ATTENDANTS/TEACHERS/ETC: ZERO (0) EMPLOYEES WILL BE ON-SITE FULL-TIME. IT IS EXPECTED THAT A DOMINION EMPLOYEE WILL VISIT THE ELECTRIC SUBSTATION ONE TO TWO TIMES PER MONTH, AND AN AT&T EMPLOYEE WILL VISIT THE TELECOMMUNICATIONS FACILITY ONE TO TWO TIMES PER MONTH. (EXISTING AND PROPOSED)
- E. ESTIMATE OF TRAFFIC IMPACT OF PROPOSED USE: (INCLUDE MAXIMUM EXPECTED TRIP GENERATION AND THE DISTRIBUTION OF SUCH TRIPS BY MODE AND TIME OF DAY) TRAFFIC IMPACT WILL BE NONE TO VERY MINIMAL. IT IS EXPECTED THAT DOMINION EMPLOYEES WILL VISIT THE ELECTRIC SUBSTATION SITE ONE TO TWO TIMES PER MONTH, USUALLY DURING DAYLIGHT HOURS; AND AN AT&T EMPLOYEE WILL VISIT THE TELECOMMUNICATIONS FACILITY ONE TO TWO TIMES PER MONTH. (EXISTING AND PROPOSED)
- F. AREA TO BE SERVED BY PROPOSED USE: SURROUNDING COMMUNITIES – THE ELECTRIC SUBSTATION WILL SERVE FAIRFAX COUNTY, CITY OF FALLS CHURCH, CITY OF FAIRFAX, AND METROFAL. THE TELECOMMUNICATIONS FACILITY WILL SERVE THE SURROUNDING AREA. (EXISTING AND PROPOSED)
- G. DESCRIPTION OF BUILDING FACADE/ARCHITECTURE OF PROPOSED NEW BUILDINGS: THE ELECTRIC SUBSTATION EQUIPMENT ENCLOSURES WILL BE METAL AND ANSI GRAY IN COLOR, AND LOCATED COMPLETELY WITHIN THE 16' TO 20' TALL SOLID SCREENING WALL AROUND THE PERIMETER OF THE SITE. THE TELECOMMUNICATIONS CONTROL ENCLOSURE WILL BE PANELED AND LIGHT BROWN/TAN IN COLOR. (EXISTING AND PROPOSED)
- H. LISTING OF BELOW HAZARDOUS OR TOXIC SUBSTANCES TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE AND THE SIZE AND CONTENTS OF ANY EXISTING OR PROPOSED STORAGE TANKS OR CONTAINERS:

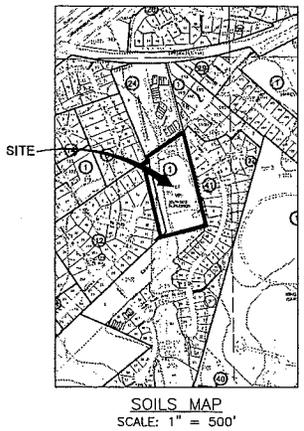
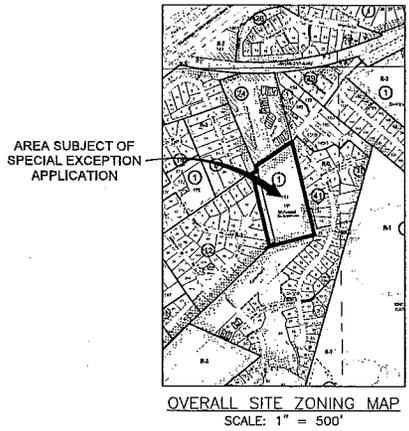
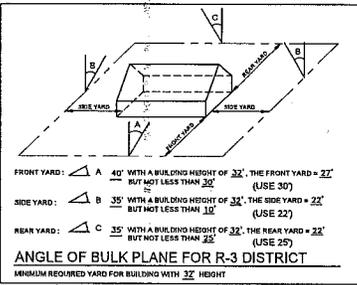
- D. ALL HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4, AND 355:
 - ELECTRIC SUBSTATION:
 - ELECTRICAL INSULATING OIL (TRANSFORMER OIL) IS PRESENT IN EACH TRANSFORMER AND REACTOR. WHENEVER THIS EQUIPMENT IS REPLACED, THE OIL IS REMOVED AND PLACED INTO TANK TRAILERS. THERE IS NO OIL STORAGE ON-SITE. (EXISTING AND PROPOSED)
 - TELECOMMUNICATIONS FACILITY:
 - NO HAZARDOUS OR TOXIC SUBSTANCES (EXISTING AND PROPOSED)
- ALL HAZARDOUS WASTE AS SET FORTH IN VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY HAZARDOUS WASTE MANAGEMENT REGULATIONS:
 - ELECTRIC SUBSTATION:
 - NO HAZARDOUS WASTE ON-SITE (EXISTING AND PROPOSED)
 - TELECOMMUNICATIONS FACILITY:
 - NO HAZARDOUS WASTE ON-SITE (EXISTING AND PROPOSED)

- C. PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280:
 - ELECTRIC SUBSTATION:
 - ELECTRICAL INSULATING OIL (TRANSFORMER OIL) IS PRESENT IN EACH TRANSFORMER AND REACTOR. WHENEVER THIS EQUIPMENT IS REPLACED, THE OIL IS REMOVED AND PLACED INTO TANK TRAILERS. THERE IS NO OIL STORAGE ON-SITE. (EXISTING AND PROPOSED)
 - TELECOMMUNICATIONS FACILITY:
 - NO PETROLEUM PRODUCTS ON-SITE (EXISTING AND PROPOSED)

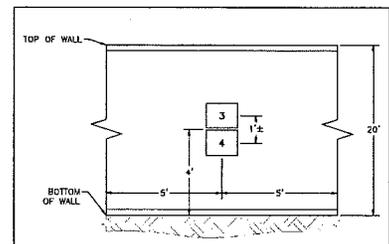
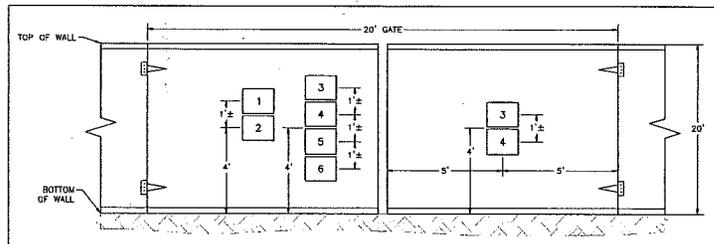
- I. THE PROPOSED USE HEREIN CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, ADOPTED STANDARDS, AND ANY APPLICABLE CONDITIONS; EXCEPT THE FOLLOWING:
 1. **TREE PRESERVATION:** A DEVIATION FROM PUBLIC FACILITY MANUAL (PFM) 12-0508.3A (3). A DEVIATION REQUEST IS BEING SUBMITTED FOR A CHANGE FROM THE TREE PRESERVATION TARGET. THIS REQUEST IS REQUIRED DUE TO THE CLEARING AND GRADING AND PROMOTION OF UTILITIES FOR THE DEVELOPMENT PROGRAM FOR AN ELECTRICAL SUBSTATION PRECLUDING THE ACCOMMODATION OF THE TREE PRESERVATION TARGET. THE FEDERAL ENERGY REGULATORY COMMISSION (FERC) AND NORTH AMERICAN ELECTRICAL RELIABILITY (NERC) TREE MANAGEMENT STANDARDS DOES NOT ALLOW LARGE TREES TO REMAIN IN AND AROUND THE SUBSTATION AND TRANSMISSION LINES. SEE EXISTING VEGETATION MAP SHEET FOR DETAILS.
 2. **REDUCTION IN TRANSITIONAL SCREENING:** A MODIFICATION REQUEST IS BEING SUBMITTED FOR A 2/3 REDUCTION IN THE TRANSITIONAL SCREENING YARD WIDTH. SEE PROPOSED LANDSCAPING SHEET FOR DETAILS.
 3. **FENCE/WALL HEIGHT:** A WAIVER REQUEST IS BEING SUBMITTED FOR THE HEIGHT OF THE SCREENING WALL AROUND THE PERIMETER OF THE SUBSTATION PROPERTY. SEE PROPOSED FACILITY SHEET FOR WALL HEIGHTS (16' TO 20' HIGH, MEASURED FROM THE OUTSIDE OF THE WALL)

SITE NOTES:

- 1. THIS PARCEL LIES IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 51055C0165E, EFFECTIVE DATE: SEPTEMBER 17, 2010.
- 2. THIS SITE IS NOT WITHIN OR ADJACENT TO A RESOURCE PROTECTION AREA AS SHOWN ON THE CHESAPEAKE BAY PRESERVATION AREA MAP (SHEET 48-2) PREPARED BY COUNTY OF FAIRFAX.
- 3. TOPOGRAPHIC SURVEY (FIELD-RUN) PERFORMED BY BURGESS & NIPE, INC. IN JUNE AND JULY, 2013 AND SUPPLEMENTED BY DEWBERRY ON FEBRUARY 13, 2015.
- 4. EXISTING SITE ZONING IS R-3. BUILDING SETBACKS: FRONT = 30', REAR = 25', SIDES = 10'. SETBACKS BASED ON FAIRFAX COUNTY ZONING ORDINANCE, SECTIONS 3-307. ADDITIONAL SETBACKS OR BUFFERS MAY BE REQUIRED, REFER TO FAIRFAX COUNTY ZONING ORDINANCES PART 3.
- 5. PROPERTY LINES SHOWN HEREON ARE BASED UPON FIELD MONUMENTATION, REFERENCED DEEDS, AND PLATS.



- SOIL LEGEND:**
- 30A: CODORUS AND HATBORO SOILS
 - 95: URBAN LAND
 - 101: URBAN LAND—WHEATON COMPLEX
 - 104B: WHEATON—FAIRFAX COMPLEX
 - 105B: WHEATON—GLENELG COMPLEX
 - 108B: WHEATON—SUMERDUCK COMPLEX

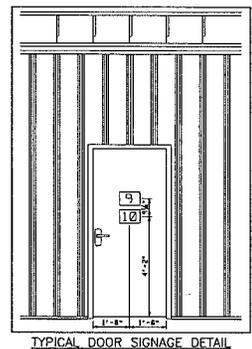
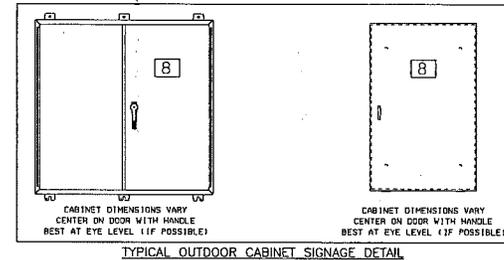


CONSTRUCTION ACCESS NOTE:

- 1. THE STAGING AND PARKING OF CONSTRUCTION VEHICLES SHALL OCCUR ON THE PROPERTY, INCLUDING PERSONAL VEHICLES UTILIZED BY CONSTRUCTION WORKERS. THE HOURS OF CONSTRUCTION SHALL BE POSTED IN ENGLISH AND IN SPANISH AND SHALL BE SET FORTH IN THE DEVELOPMENT CONDITIONS. THE APPLICANT SHALL PROVIDE THE PROVIDENCE DISTRICT SUPERVISOR'S OFFICE WITH A POINT OF CONTACT FOR CONSTRUCTION RELATED ISSUES. THE APPLICANT SHALL PROVIDE AN INITIAL RESPONSE TO CONSTRUCTION RELATED ISSUES WITHIN 24 HOURS OF RECEIVING NOTICE.

GENERAL PLAN NOTE:

- 1. PROPOSED EQUIPMENT, WALL, LANDSCAPING, STORMWATER FACILITIES AND IMPROVEMENTS SHOWN ON THIS PLAN ARE SUBJECT TO FINAL ENGINEERING. FINAL CONFIGURATION OF STORMWATER MANAGEMENT DEVICES (SHOWN OR EQUIVALENT) TO BE DETERMINED DURING SITE PLAN REVIEW BUT SHALL REMAIN IN SUBSTANTIAL CONFORMANCE AS DEPICTED.



SIGN NUMBER	DISCUSSION	STOCK NUMBER
REQUESTED BY SUBSTATION ENGINEERING		
1	SIGN, SITE IDENTIFICATION	N/A
2	SIGN, ACCESS INSTRUCTIONS	42214R23
3	SIGN, HOT/IEK NO TRESPASSING PROPERTY OF DOMINION	76711088
4	SIGN, DANGER HAZARDOUS VOLTAGE, KEEP OUT	4280Y566
REQUESTED BY SUBSTATION SUPERVISOR		
5	SIGN, WARNING ARC FLASH HAZARD	42211775
6	SIGN, WARNING ELECTRIC FENCE INSIDE	42114448
7	LABEL, DANGER ELECTRIC FENCE (ON SUPPORTING PVC)	42211867
8	LABEL, DANGER ARC FLASH HAZARD (ON BOX/CABINET)	42211776
9	LABEL, ACCESS INSTRUCTIONS, ENTRY DOORS ONLY	42214638
10	LABEL, WARNING ENERGIZED BATTERY SYSTEM (ENTRY DOOR)	42211069

SUBSTATION SIGNAGE LEGEND

Dewberry

Dewberry Engineers Inc.
1001 Lee Blvd, Suite 200
Newport News, Virginia 23606
Phone: 757.243.7777
Fax: 757.243.7328
www.dewberry.com

Dominion

DOMINION VIRGINIA POWER
Idylwood Substation
SE 2014-PR-032
SPECIAL EXCEPTION PLAN
2292 PLAN
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL

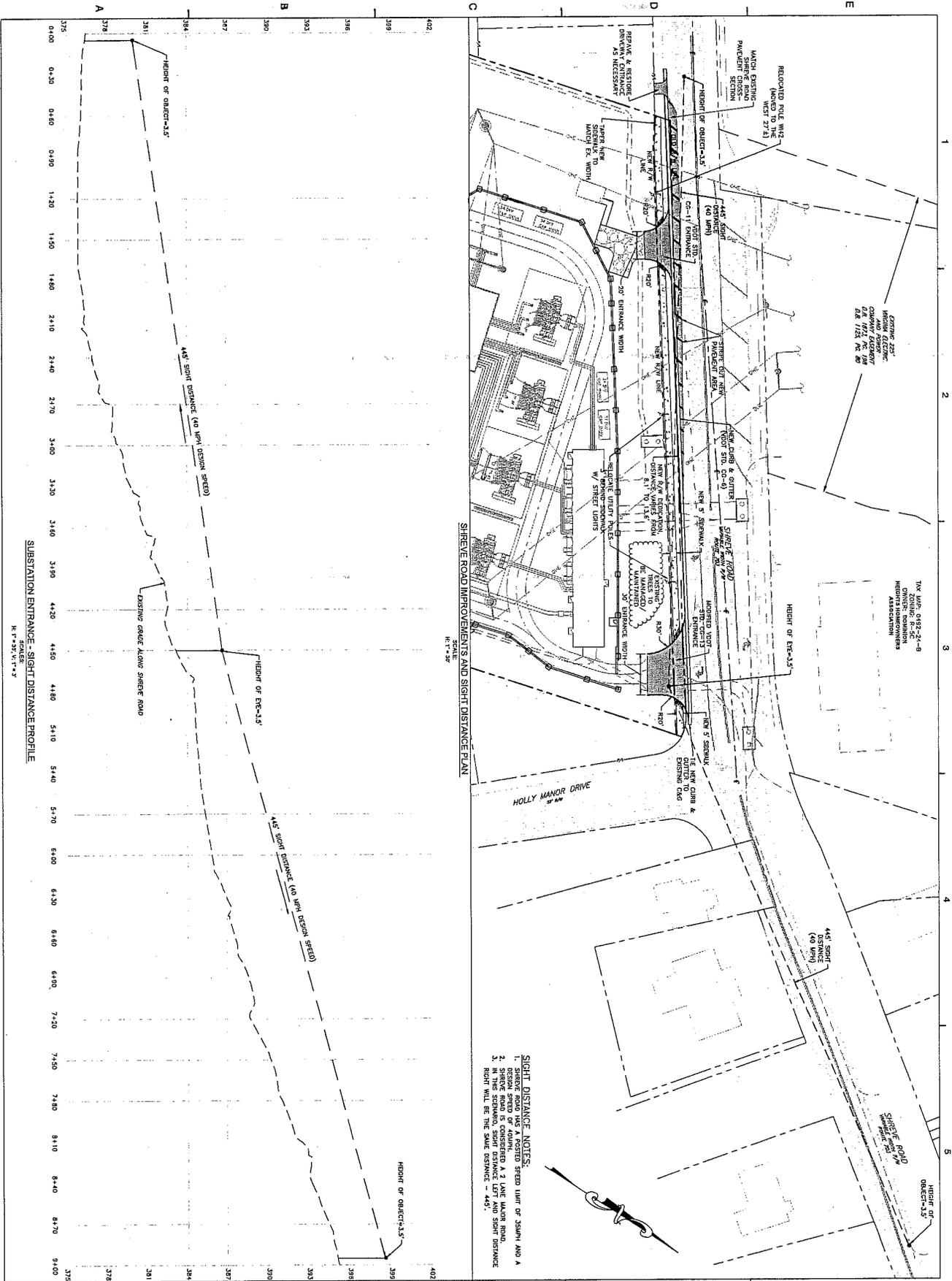
KEY PLAN

SCALE

No.	DATE	BY	Description
REVISIONS			
		BKJ	
		KWV	
		KWV	
	APRIL 2015		

GENERAL NOTES & SOILS MAP

PROJECT NO. 50058411



- SIGHT DISTANCE NOTES:**
1. SIGHT TRIANGLE FOR DESIGN SPEED LIMIT OF 30 MPH AND A SIGHT DISTANCE OF 440'.
 2. SHREVE ROAD IS CONSIDERED A 2 LANE MAJOR ROAD. RIGHT WILL BE THE SAME DISTANCE 440'.

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

Dewberry
 Dominion
 Dominion Virginia Power
 10000 Old Lee Road, Suite 200
 Fairfax, VA 22033
 Phone: 703.440.1232
 Fax: 703.440.1233
 www.dewberry.com

REVISION

No.	DATE	BY	Description

SCALE

HORIZONTAL SCALE: 1" = 30'

VERTICAL SCALE: 1" = 6'

PROJECT INFORMATION

PROJECT NO.: 500354111

TITLE: ROADWAY IMPROVEMENTS & SIGHT DISTANCE PLAN

DATE: APRIL 2015

APPROVED BY: [Signature]

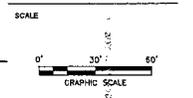
DESIGNED BY: [Signature]

DATE: APRIL 2015

SHEET NO. 5 OF 21



KEY PLAN



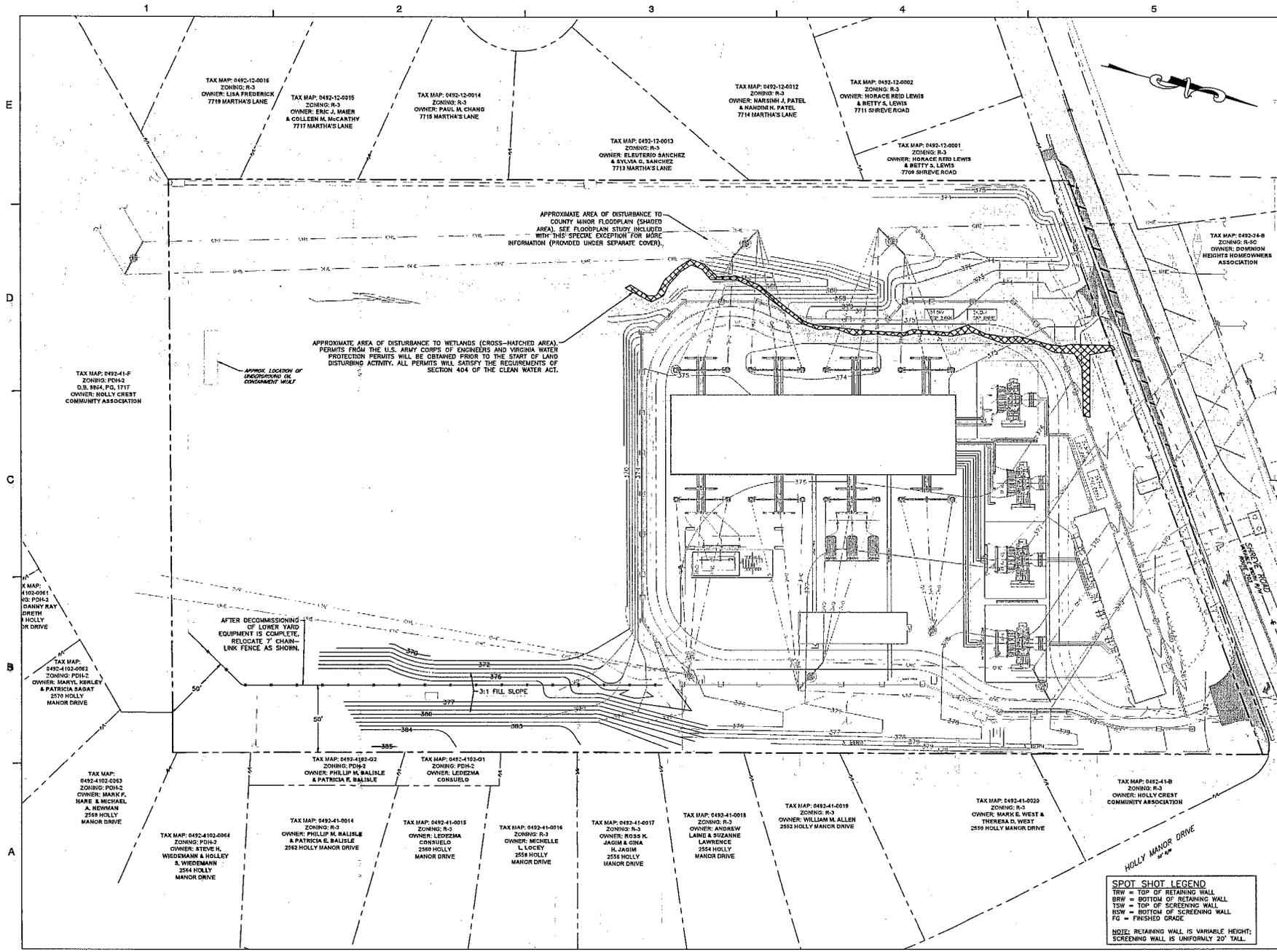
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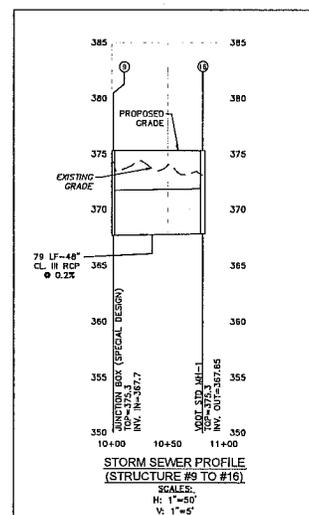
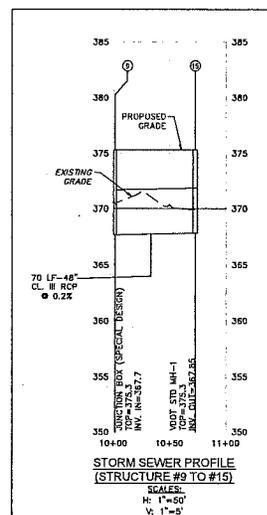
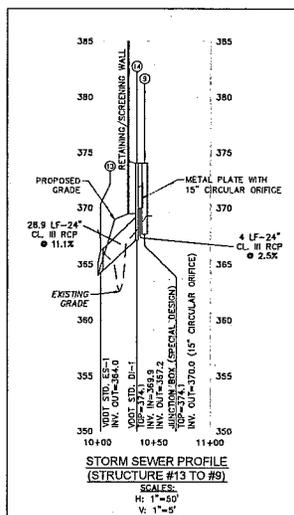
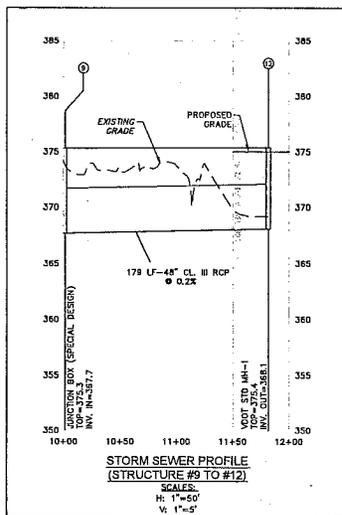
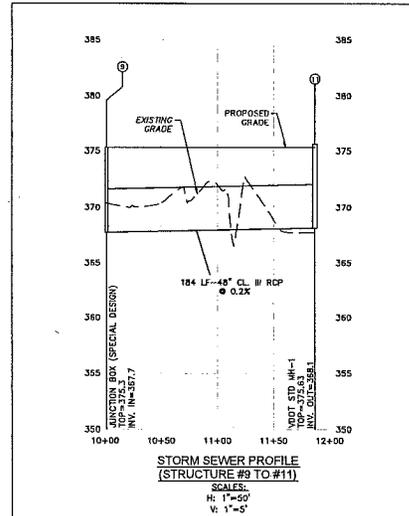
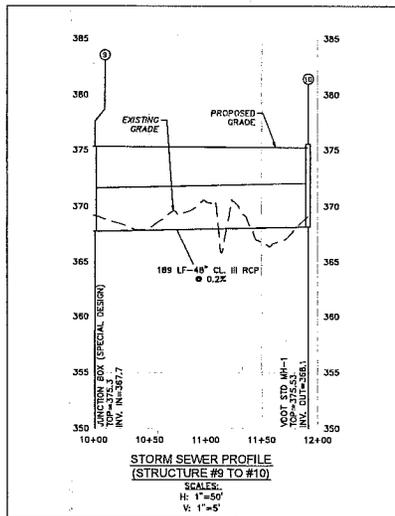
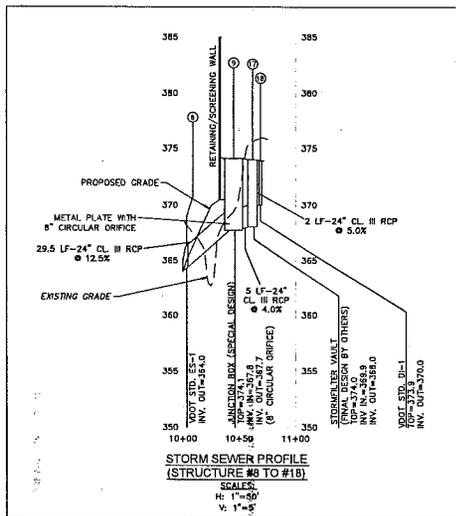
APPROVED BY: **KW**
CHECKED BY: **KW**
DATE: **APRIL 2015**

LOWER YARD GRADING PLAN

PROJECT NO. 50058411

7B





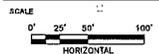
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DOMINION VIRGINIA POWER
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SE 2014-PR-032
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2232 PLAN
PROVIDENCE DISTRICT
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KEY PLAN

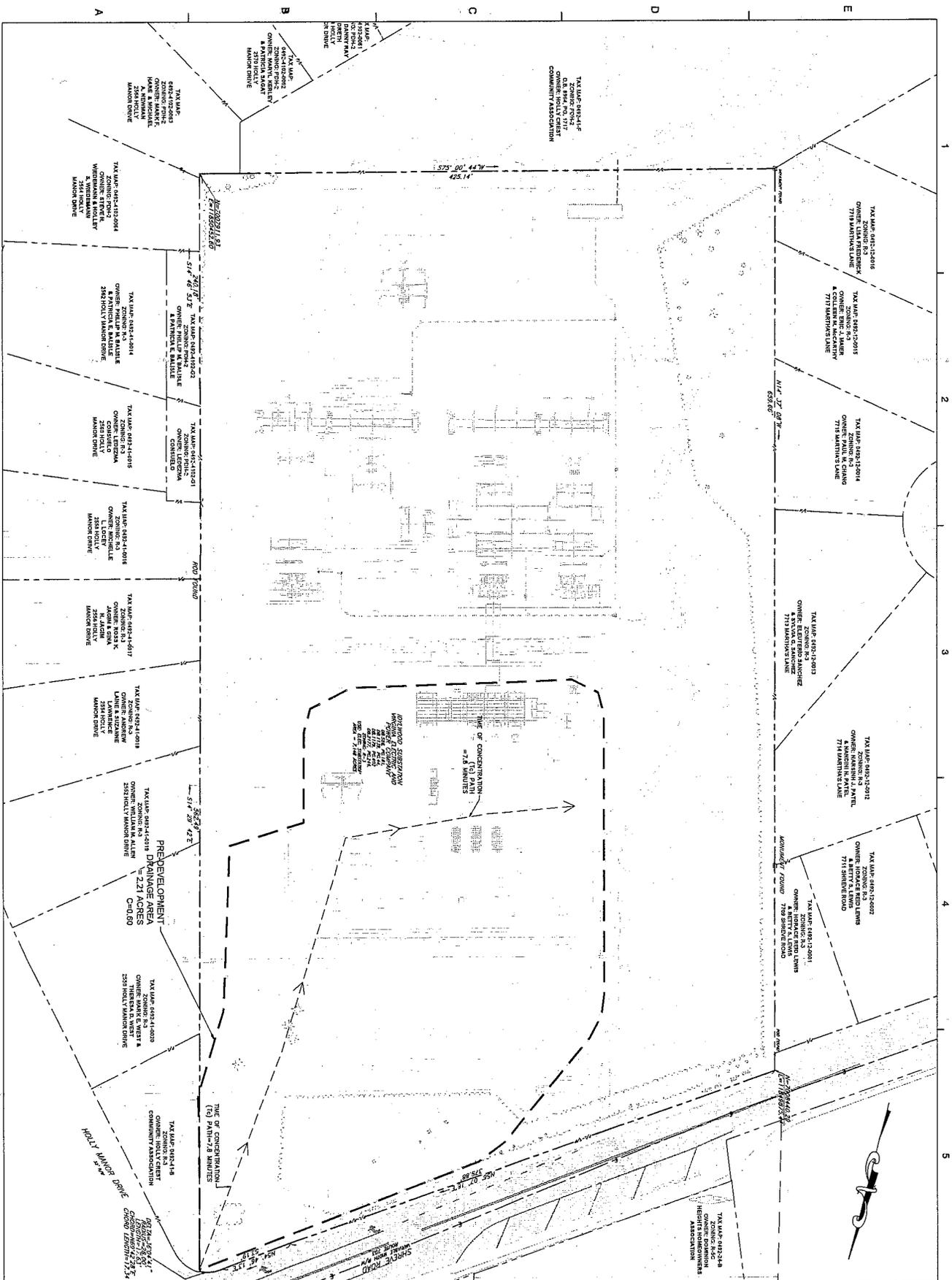


No.	DATE	BY	Description

DRAWN BY: BKJ
APPROVED BY: KKW
CHECKED BY: KKW
DATE: FEB 27, 2015

**DETENTION SYSTEM
PROFILES**

PROJECT NO. 5005B411



11

5005841.1

PRE-DEVELOPED DRAINAGE AREA MAP

12 of 21

SEAL

KEY PLAN

SCALE

GRAPHIC SCALE

0' 30' 60'

DOMINION VIRGINIA POWER

Idylwood Substation

SE 2014-PR-032

SPECIAL EXCEPTION PLAT

2232 PLAN

PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA

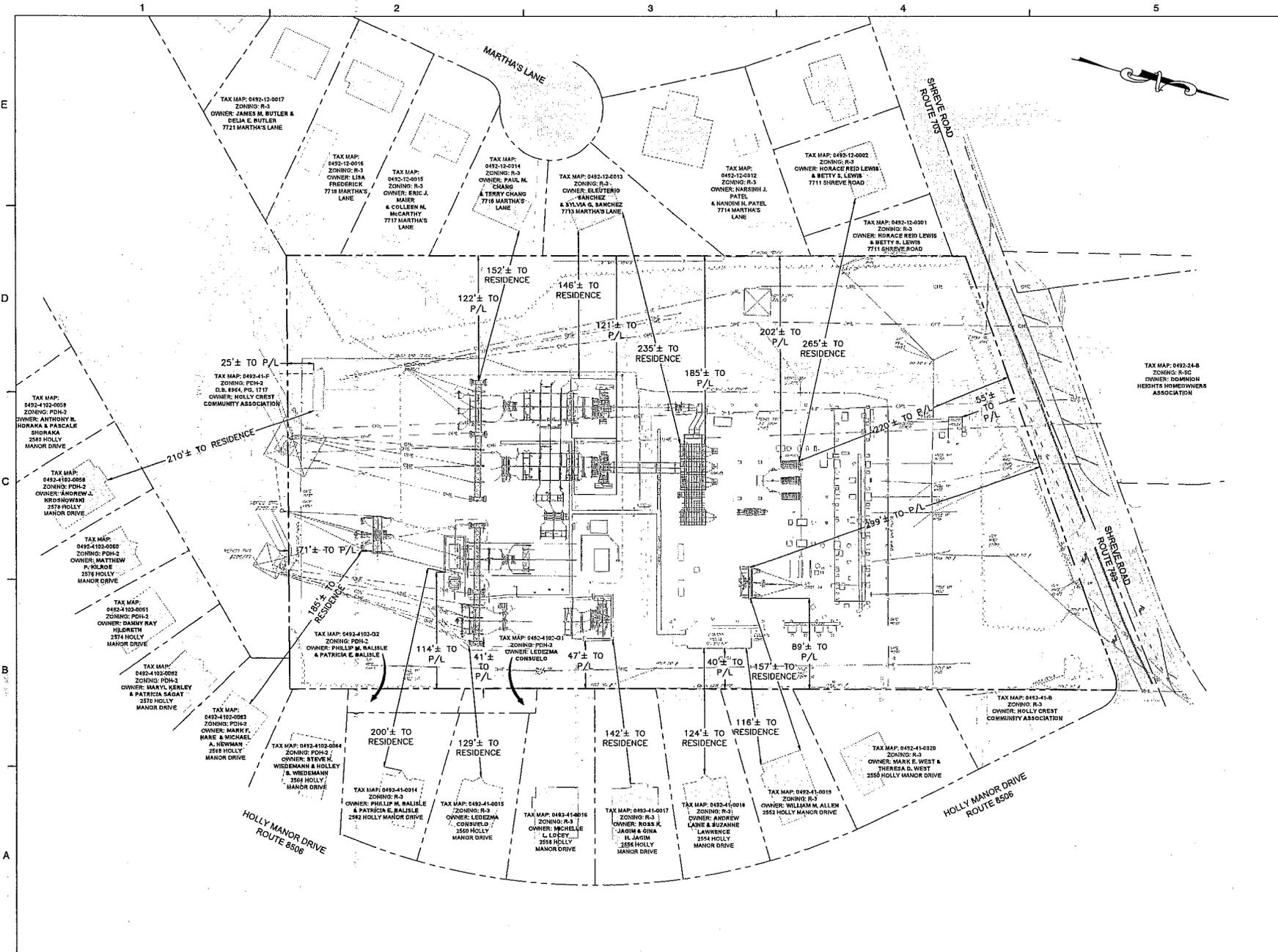
Dewberry Engineers Inc.

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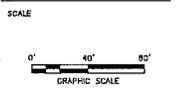
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DOMINION VIRGINIA POWER
 Ivywood Substation
 SE 2014-PR-032
 SPECIAL EXCEPTION PLAN
 2232 PLAN
 PROUDHOPE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN

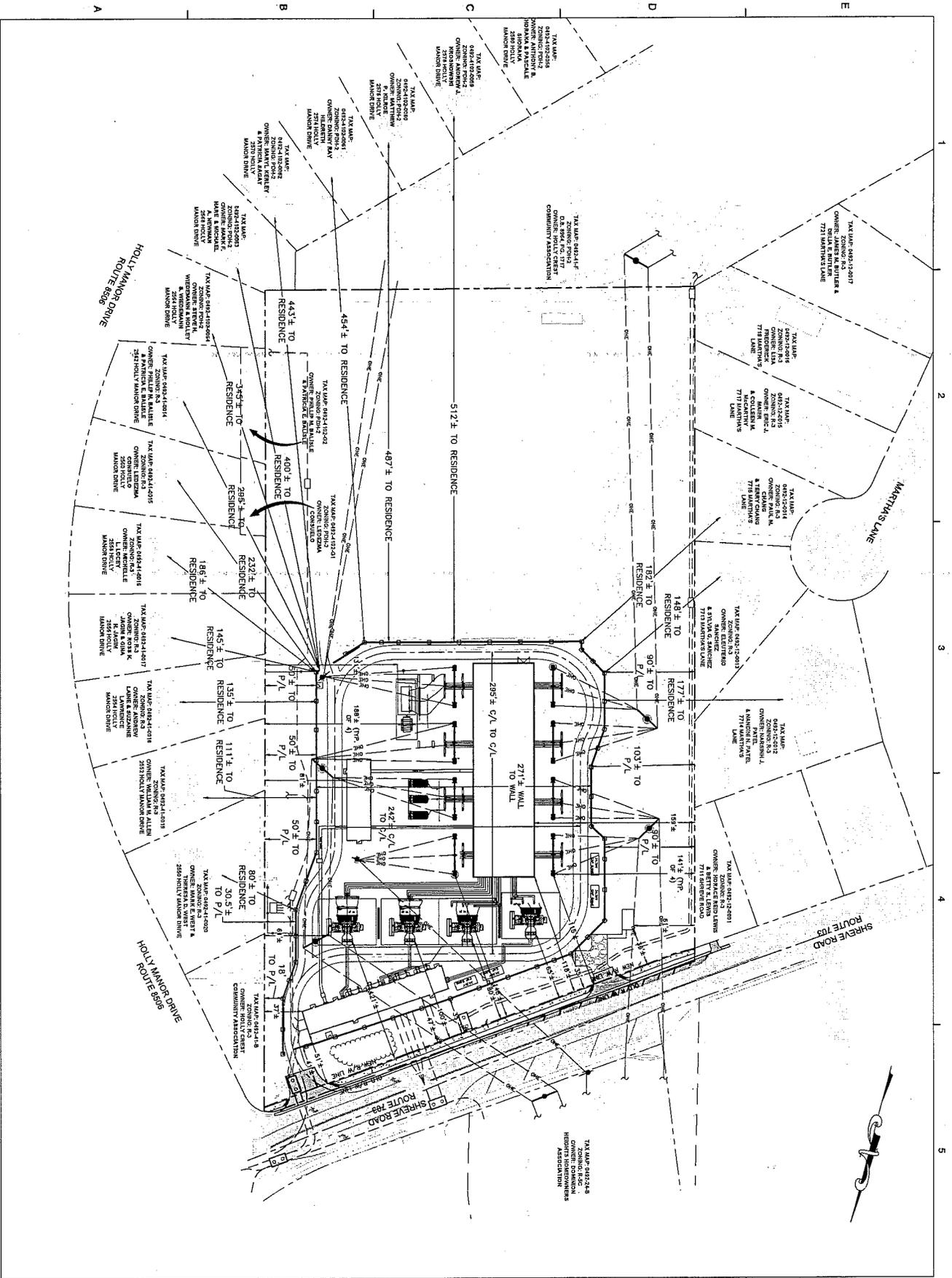


No.	DATE	BY	Description

REVISIONS	DATE	BY	Description

TITLE
**EXISTING DIMENSION
 PROPERTY LINES
 & RESIDENCES**

PROJECT NO. 50058411



Dewberry

Dewberry Engineers Inc.
 6000 North Pointe Drive, Suite 200
 Norfolk, VA 23502
 (757) 640-1000
 www.dewberry.com



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



SCALE
 0' 40' 80'
 GRAPHIC SCALE

NO.	DATE	BY	DESCRIPTION

TITLE
**PROPOSED DIMENSION
 PLAN FROM ADJACENT
 PROPERTY LINES
 & RESIDENCES**

PROJECT NO. 50058411

DATE APRIL 2015

DESIGNED BY KWT

CHECKED BY KWT

APPROVED BY KWT

DRAWN BY BGL

REVISIONS

SHEET NO. 16 OF 21

