



# County of Fairfax, Virginia

MAY 31 2018

## MEMORANDUM

DATE: 5/30/2018

**TO:** Distribution List

**FROM:** Tracy D. Strunk, AICP  
Director, Zoning Evaluation Division  
Department of Planning and Zoning

**SUBJECT:** Special Exception Application Analysis

**REFERENCE:** Application Number: SEA 91-S-031-02 (Virginia Electric and Power Company d/b/a Dominion Energy)

Board of Supervisors  
**Springfield**

### Case Information

Staff Coordinator: **Harold Ellis**  
 Pre-Staffing Date: **7/9/2018** Staffing Date: **8/9/2018**  
 Tentative PC Date: **10/4/2018** Tentative BOS Date: **TBD**

**Note: Amendment is install a security fence and associated clearing and grading.**

Memo Includes Full-Size Development Plans for Noted (●) Addressees: Yes  No

Attached for your review and comment is the zoning case information for the subject application.

Action addressees are requested to provide written comments to the staff coordinator by **(6/13/2018)** to be considered in preparing staff's recommendation on this application. Information addressees may also submit any comments by the same date.

#### Action Addressees

\*CRD/CRA or Tysons only\*

- DPZ Planning Division  
Chief, Env. & Dev. Review Br.  
Attn: Denise James
- DPWES Site and Addressing  
Attn: Lori Ramsey
- DPWES Sanitary-Sewer  
Attn: Sharad Regmi
- VDOT  
Attn: David Jordan
- Dept. of Transportation  
Transportation Planning  
Chief, Site Analyst Section  
Attn: Jeff Hermann
- Fairfax County Park Authority  
Planning & Development Div.  
Plan Review Coordinator  
Attn: Lynne Johnson 4th fl
- Planning Commission  
Board of Supervisors  
Springfield District
- Office of Community  
Revitalization/Reinvestment  
Attn: Barbara Byron

#### Information Addressees

- Planning Commission  
Executive Director  
Attn: Jill Cooper
- Economic Dev. Authority  
Dir. Real Estate Services  
Attn: Curtis Hoffman
- Clerk to Board of Supervisors  
Attn: Cathy Chianese
- Dept. of Information Technology  
Technology Infrastructure Div.  
Attn: Steve Brundage
- Dept. of Health  
Div. of Environmental Health  
Technical Review and Information  
Resources  
Attn: Kevin Wastler
- Northern Va Soil and Water  
Conservation District  
Attn: Willie Woode
- Dept. of Family Services  
Adult Aging Services  
AAA, B-3-708

- Attn: Jacquie Woodruff
- Dept. of Facilities Mgmt.  
Analyst, Property Mgmt. Div.  
Attn: Marguerite Guarino
- DPZ-ZED Division Director  
Attn: Tracy Strunk
- DPZ-ZED Asst. Director  
Attn: William Mayland
- DPZ-ZED  
Attn: Branch Chiefs
- DPZ-ZED  
Chief, Proffer Interp. Branch  
Attn: Suzanne Wright
- DPZ-ZED  
Admin. Asst., Legal Notices  
Attn: Rachael Locke
- DPZ Chief Zoning Inspector  
Attn: Mavis Stanfield
- Southeast Fairfax Dev. Corp.  
Attn: Tony Fontana  
\*MV or LEE only\*

Department of Planning and Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5509  
Phone 703 324-1290  
FAX 703 324-3924  
www.fairfaxcounty.gov/planning-zoning





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

**APPLICATION No:** SEA 91-S-031-02  
 (Staff will assign)

RECEIVED  
 Department of Planning & Zoning

MAY 17 2018

**APPLICATION FOR A SPECIAL EXCEPTION** Zoning Evaluation Division  
 (PLEASE TYPE or PRINT IN BLACK INK)

<b>APPLICANT</b>	<b>NAME</b> Virginia Electric and Power Company d/b/a Dominion Energy	
	<b>MAILING ADDRESS</b> 701 East Cary Street Richmond, VA 23219	
	<b>PHONE HOME ( )</b>	<b>WORK (804 )</b> 775-5279
	<b>PHONE MOBILE ( )</b>	
<b>PROPERTY INFORMATION</b>	<b>PROPERTY ADDRESS</b> 12895 Clifton Creek Drive Clifton, VA 20124	
	<b>TAX MAP NO.</b> 0753-01-0010	<b>SIZE (ACRES/SQ FT)</b> 95.11
	<b>ZONING DISTRICT</b> R-C <u>WS</u>	<b>MAGISTERIAL DISTRICT</b> Springfield
	<b>PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:</b> N/A	
<b>SPECIAL EXCEPTION REQUEST INFORMATION</b>	<b>ZONING ORDINANCE SECTION</b> Article 3 §3-C04	
	<b>PROPOSED USE</b> AMEND SE 91-S-031 PREVIOUSLY APPROVED FOR ELECTRIC SUBSTATION AND TELECOMMUNICATION FACILITY TO PERMIT SITE MODIFICATIONS	
<b>AGENT/CONTACT INFORMATION</b>	<b>NAME</b> Angeline Crowder, Burns & McDonnell Engineering Company, Inc.	
	<b>MAILING ADDRESS</b> 7201 Glen Forest Drive, Suite 100 Richmond, VA 23226	
	<b>PHONE HOME ( )</b>	<b>WORK (804 )</b> 200-6317
	<b>PHONE MOBILE ( 804 )</b> 317-5687	
<b>MAILING</b>	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact	

The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.

Angeline Crowder

TYPE/PRINT NAME OF APPLICANT/AGENT

SIGNATURE OF APPLICANT/AGENT

SEA 2015-0087

MPB  
5/30/18

DO NOT WRITE IN THIS SPACE

Date Application accepted: May 30, 2018

Application Fee Paid: \$ 16,375.00



MAY 20 2018

Zoning Evaluation Division



**Dominion Energy Substation Security Enhancement Project  
Clifton Substation**

**STATEMENT OF JUSTIFICATION  
And  
Section 15.2-2232 Requirements**

**Introduction**

Pursuant to §15.2-2232 of the Code of Virginia and Article 3 §3-C04 of the Fairfax County Zoning Ordinance (“Zoning Ordinance”), on behalf of Dominion Energy (“Dominion” or “the Company”), Burns & McDonnell hereby requests approval of a Special Exception Amendment (“SEA”) for the proposed Clifton Substation Security Enhancement Project. The proposed project includes the construction of a fencing structure twenty (20) feet in height around the perimeter of the existing electric substation facility, known as the Clifton Substation.

The subject property is a 95.11-acre parcel identified as Parcel Number 0753-01-0010 located at 12895 Clifton Creek Drive, Clifton Virginia 20124, approximately 0.72 miles from the intersection of Clifton Creek Drive and Main Street (SR645). The property is located in the Springfield Magisterial District and is zoned R-C (Residential-Conservation). The previous development of an electric utility facility is permitted by special exception as a Category 1 (Light Public Utility) use. Special Exception SE 91-S-031, included with this application package (Exhibit F), is already in place for the site and Burns & McDonnell. This application will also satisfy the review of the project’s conformance with the Fairfax County Comprehensive Plan (“Comprehensive Plan”) as it relates to its location, character, and extent as required by § 15.2-2232 of the Code of Virginia.

**I. Requirements for the Proposed Use**

**Need for the project**

Due to concerns about substation security, Dominion has reassessed its critical asset security measures and is taking proactive measures to increase asset protection. This SEA would allow Dominion to implement several protective strategies including a secure fence twenty (20) feet in height, with twenty-five (25) foot poles located approximately every two hundred (200) linear feet of fence.

The Federal Energy Regulatory Commission (“FERC”) is an independent federal agency that regulates the interstate transmission of electricity and natural gas. FERC’s responsibilities include the enforcement of regulatory requirements through the imposition of civil penalties and other means. As of March 7, 2014, FERC has directed the North American Electric Reliability Corporation (“NERC”), an entity whose mission is to ensure the reliability of the bulk power system in North America and is subject to oversight by FERC, to develop reliability standards requiring owners and operators of the bulk-power system to address risks due to physical security threats and vulnerabilities.

On February 12, 2014 (Exhibit B) the Director of FERC issued a statement pursuant to potential security breaches to substations. In this News Release, Ms. Cheryl Lafleur states that physical security of the electric grid needs to be strengthened because: *“a major interruption in service could have devastating*



*effects on our nation's citizens and economy...FERC is working cooperatively with asset owners, grid operators, industry trade groups, state regulators, and other government agencies to share confidential information that they can use to enhance the security of the grid". Ms. Lafleur goes on to state that: "Resilience begins with how the system is planned, designed, constructed, and operated, and is informed by how asset owners and grid operators respond to and learn from events. Many of these factors are addressed in detail in the mandatory reliability standards developed by the North American Electric Reliability Corporation (NERC) under the oversight of FERC."*

NERC defines a critical facility as: "any facility or combination of facilities, that, if severely damaged or destroyed, would have a significant impact on the ability to serve large quantities of customers for an extended period of time, would have a detrimental impact on the reliability or operability of the electric grid, or would cause significant risk to public health and safety". Consistent with the March 7, 2014 FERC Directive on Physical Security Standards, Dominion has undertaken an audit of its substation facilities and found that current physical security at critical facilities, such as the Clifton Substation, should be improved in order to effectively deter and delay modern threats to substation assets. To accomplish this, NERC has adopted eight physical security concepts for critical facilities of which two (deter and delay) are key to Dominion's request for an SEA allowing a taller security enclosure:

- Deter  
The first step in protecting a critical facility is to deter with visible physical security measures installed to induce individuals to seek other less secure targets.
- Delay  
In the event of an attempted security breach at a substation, it is the job of physical security to delay intruder access to a physical asset and provide time for incident assessment and response.

Dominion has determined that the existing security features at the Clifton Substation would not sufficiently deter and delay potential intruders from accessing the substation. Approval of the proposed SEA will allow the appropriate security measures to be installed at the Clifton Substation and help ensure reliable service by Dominion to its customers. An overview of Dominion's Electric Transmission System Resiliency and Security Measures is included as Exhibit C.

#### Proposed location of the project

This location is the best location for the proposed use because it is the location of the existing Clifton Substation facility. Furthermore, this substation includes high voltage electric transmission lines between 230 and 500 kilovolts ("kV") operated by Dominion. The Company has targeted those substations that include 500 kV facilities as their top priority for security enhancement due to their importance to both the regional and national power grid. Furthermore, with regard to the location of these existing electric utility facilities, and the existing access to the facility, the Company believes the requirements for location, character, and extent have been met for the proposed security enhancement improvements as shown in this SEA application.

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

No other alternatives were evaluated for this project. The security enhancement improvement is needed at the existing Clifton Substation facility. The proposed security enhancement will not provide any additional

disruptions to the adjoining properties because the new equipment will not generate noise. Further, there are no additional visual impacts associated with the project, as existing electric transmission infrastructure is already present.

#### Why a Twenty Foot Fence is Required

The twenty (20) foot height determination was based on line-of-sight surveys conducted at the Clifton Substation. Consultants visited the site and determined the ability to see critical equipment from various vantage points. The twenty (20) foot height gives the best overall visual protection to critical substation equipment based on the findings from the survey. A security fence less than twenty (20) feet in height is inadequate to visually protect critical equipment. A photo of a typical fence section can be found in Exhibit E.

## **II. Description of the Proposed Site and Use**

### Nature of the Use

The Clifton Substation is a major electric substation facility handling 230 kV and 500 kV transmission lines. The facility is a major component of the electric transmission grid on both a regional and national level due to the presence of the 500 kV transmission lines. With regard to Fairfax County, the Clifton Substation source for regional electric capacity.

The site consists of a 7.75 acre compound located within a 95.11 acre site. Substation facilities, like the Clifton Substation, contain lower-profile equipment such as bussing and switching that generally do not exceed twenty (20) feet in height. Substation facilities also house higher-profile equipment such as backbones. The backbone allows for the high voltage electricity to be safely delivered to lower-profile equipment within the substation. Due to the clearance requirements established by the National Electric Safety Code and the Institute of Electric and Electronic Engineer's Standard 1427; there are three (3) backbones located at the Clifton Substation and they range from seventy (70) feet to one hundred-twenty (120) feet in height.

### Site Description

The Clifton Substation is located on a 95.11 acre parcel approximately one half mile east of the center of the Town of Clifton. The substation facility consists of electrical equipment and transmission lines entering or exiting the substation from the northeast and the southeast. There is mature vegetation surrounding the site. An aerial view of the Clifton Substation is included as Exhibit D.

## **III. Description of Use**

- A. Type of operation: Electric Substation Facility
- B. Dimensions of all buildings and structures and heights: The security fence structure will be twenty (20) feet in height with a twenty-five (25) foot post approximately every two hundred (200) linear feet.
- C. Material, color, or finish of buildings or structure: The security fence structure will be a light grey resembling the galvanized structures that exist within the substation facility.



- D. Hours of operation: 24 hours/day
- E. Estimated number of daily employees/patrons: None
- F. Proposed number of employees: No permanent employees are proposed. The facility is visited approximately once or twice per month by Dominion personnel for site inspection purposes, and for any needed repairs or alterations. The security enhancement project will not generate any additional visits to the facility.
- G. Service area of the proposed use: The Clifton Substation serves regional load in Fairfax County and Northern Virginia as a whole.
- H. Maintenance requirements and frequency: The facility will be visited approximately once or twice per month by Dominion personnel for site inspection purposes, and for any needed repairs or alterations.
- I. Hazardous or Toxic Substances: The existing Clifton Substation and the proposed security enhancements do not contain, utilize, treat, dispose or store any hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; or as set forth by the Virginia Department of Environmental Quality hazardous waste management regulations. Furthermore, the existing Harrison Delivery Point facility and the proposed expansion do not contain, utilize, store, treat or dispose of petroleum products as defined by Title 40, Code of Federal Regulations part 280.

#### **IV. Zoning Ordinance General Standards for a Special Exception**

- A. The proposed use at the specific location shall be in harmony with the adopted Comprehensive Plan: The electrical substation use is existing and is in accordance with Comprehensive Plan's Section for public facilities. More details to the nature of this conformance are explained in *Section V* of this document.
- B. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations: The use is existing and permitted by an existing Special Exception granted in 1990. The security enhancement project is not proposed to be inconsistent with zoning regulations. The height of the fencing structure will not be exceptional due to the height of the existing electric transmission infrastructure located in the substation, thus in keeping with the original intent of the Special Exception.
- C. The proposed use is in harmony with and will not affect the use or development of neighboring properties: The Clifton Substation is existing and has not affected the use of, or development of, adjoining properties. The security enhancement project will not enlarge the station or change the use and thus should not alter the character of the station in a way that would make it non-compatible with surrounding uses or their potential development.
- D. The proposed scale of development and screening will not discourage the appropriate development and use of adjacent properties: The proposed security enhancement project is not out of scale with the development on site and will not affect the development of

adjoining properties. The fencing structure is proposed to have a twenty (20) foot fence with twenty-five (25) foot posts every two hundred (200) linear feet. Existing structures at the Clifton Substation are in excess of one hundred (100) feet in height. The security fencing will screen substation equipment to a larger extent than that of the existing chain link/barbed wire fence used around the perimeter of the station.

- E. Traffic Impacts: There is no pedestrian traffic associated with this use. Vehicular traffic will be minimal. The existing Clifton Substation and the proposed security enhancement will be unmanned, but the site is expected to be visited by Dominion employees once or twice per month for maintenance purposes. Vehicle access will be from the existing access road off of Clifton Creek Drive.
- F. Landscaping and Screening: The Clifton Substation is a 7.75 acre compound located on a 95.11 acre parcel. Mature vegetation currently surrounds the property providing adequate screening to adjoining properties. The site will conform to Article 13 of the Zoning Ordinance as required.
- G. Open Space Requirements: No open space is required as part of this development per Article 3 §3-C09, the R-C zoning district only requires open space for cluster subdivision applications.
- H. Noise and Light Impacts: The security enhancement equipment does not create any permanent noise. During construction, approximately four to six months, temporary construction lighting will be illuminated through the night as a security measure. With the exception of the temporary lighting, there will be no permanent lighting impacts associated with this project.
- I. Impacts on environmental features of site: The existing Clifton Substation is already graveled. Land disturbance associated with this project will employ erosion and sediment control measures that meet the requirements of Fairfax County and the Virginia Department of Environmental Quality. Stormwater management will meet the requirements of Fairfax County.
- J. Impacts on air and water quality: Air quality will not be affected by the development of this security enhancement project because it emits no air pollutants. Water quality will also not be affected by the security enhancement upgrade.
- K. Visual impacts: The site will have minimal visual impact to the surrounding area due to the height and density of the existing mature tree canopy. The most visible part of the development of this site will be the twenty (20) foot fence structure. However, due to its close proximity to the existing transmission structures which measure in excess of one hundred (100) feet in height, the fencing structure's visual impact will be minimized.
- L. Archeological Impacts: Please see the cultural resources review of the site by Dutton + Associates included with this application package.



**V. Section 15.2-2232 Provisions**

The proposed use meets the objectives for Public Facilities outlined in the Comprehensive Plan, even though substations and delivery points are rarely recommended in the Comprehensive Plan for site-specific properties. An electric substation facility already exists on the subject property and has existed there since 1990. The Clifton Substation directly serves the region in which it resides, including southern Fairfax County. If the security enhancements are approved, the site will continue to provide needed and convenient electrical service to the greatest number of consumers. The project will serve to maintain acceptable levels of service and will allow Dominion the operational flexibility to address security concerns to the site and maintain the security of the facility, which is vital to the electric load growth in the area. (Public Facilities - Objectives 1(a)(b), and 2(b)(c)).

The Clifton Substation is in a strategic location within the overall utility system to provide an improved level of service to current and future electrical needs. At the same time, it will provide service with minimum effect on adjacent properties because the security enhancement project does not propose expanding the facility. It is properly screened and buffered by mature vegetation thereby reducing visual impact and meeting the requirements of the Zoning Ordinance. An electrical utility facility at this strategic location provides valuable infrastructure critical to the public interest, and thus must be secured in a way that is acceptable to FERC and NERC standards. (Public Facilities – Objective 4(d))

There are no environmentally sensitive issues at the property and the site has mature vegetation on and off site to shield views. Site access to the Clifton Substation was created with the construction of the substation in 1990. The site is not only appropriate for the facility's specific purpose, but also meets or exceeds development criteria. (Public Facilities – Objective 5(b)(f)).

**Summation**

The above described statement of justification proposes a SEA that would allow the public utility facility at Clifton Substation to meet the current security standards mandated by the FERC and NERC. Security breaches to substations, not in Dominion's service territory, have caused FERC, NERC, and Dominion to audit and reevaluate security measures to protect critical assets. These audits have determined that current fencing heights should be increased in order to effectively deter and delay modern threats to substation assets. The proposed use conforms to all applicable ordinances, regulations, adopted standards and applicable conditions, or, if any waiver, exception or variance is sought by the applicant from such ordinances, regulations, standards, and conditions, such shall be specifically noted with the justification for such modification. For these reasons herein, Burns & McDonnell respectfully request on the behalf of Dominion that this SEA be approved.



# Special Exception Amendment

SEA 91-S-031-02



Applicant: VIRGINIA ELECTRIC AND POWER COMPANY  
D/B/A DOMINION ENERGY

Accepted: 05/30/2018

Proposed: AMEND SE 91-S-031 PREVIOUSLY APPROVED FOR ELECTRIC SUBSTATION AND TELECOMMUNICATION FACILITY TO PERMIT SITE MODIFICATIONS

Area: 95.11 AC; DISTRICT - SPRINGFIELD

Zoning Dist Sect: 03-0C0403-0C04

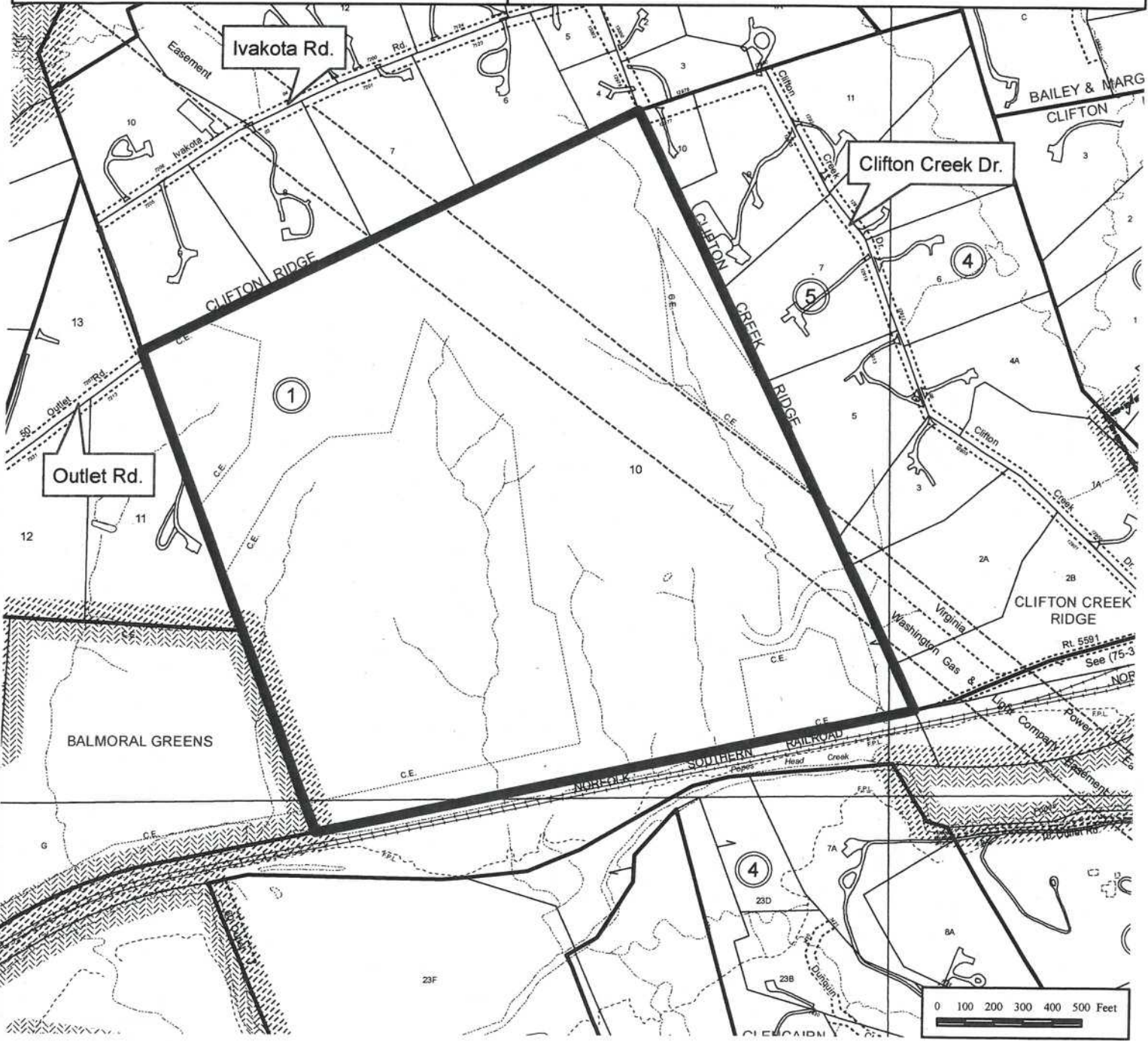
Located: 12895 CLIFTON CREEK DRIVE, CLIFTON, VA 20124

Zoning: R- C

Plan Area: 3,

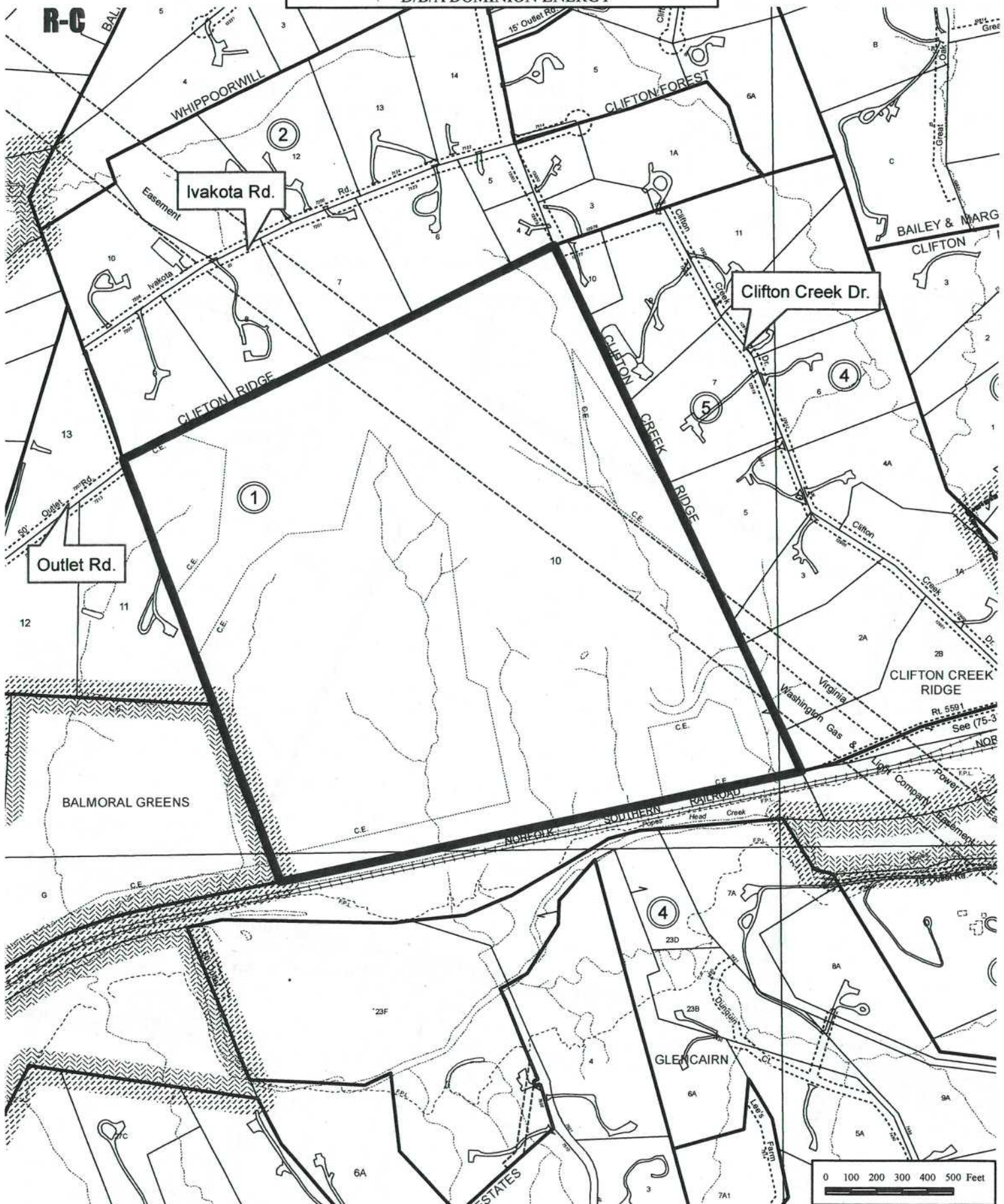
Overlay Dist: WS

Map Ref Num: 075-3- /01/ /0010






**Special Exception Amendment**  
SEA 91-S-031-02  
VIRGINIA ELECTRIC AND POWER COMPANY  
D/B/A DOMINION ENERGY





PLAN APPROVAL INFORMATION		REQUIRED	NOT REQUIRED	COUNTY I.D. NUMBER	COMMENTS/SHEET NO.
<b>RELATED INFORMATION</b>					
1. CONCURRENT PROCESSING		X			
2. MODIFIED PROCESSING		X			
3. MAJOR DENSITY ADJUSTMENTS BASED ON Z.O. 2-30B		X			
4. AFFORDABLE DWELLING UNITS		X			
5. WORK FORCE HOUSING		X			
6. S.P.A. DEDUCTION		X			
7. FLOOD PLAN STUDY		X			
8. CHANGING STUDY		X			
9. BATHING SURVEY (SW-10)		X			
10. CHESAPEAKE BAY ACT EXCEPT		X			
11. WATER QUALITY IMPACT ASSESSMENT		X			
12. SOILS REPORT		X			
13. ONDIE EASEMENTS		X			
14. OFFSITE EASEMENTS		X			
15. NOTARIZED LETTERS OF PERMISSION		X			
16. ARCHITECTURAL REVIEW BOARD		X			
17. RETURN PLAN TO B.O.S. PRIOR TO APPROVAL		X			
18. RETURN PLAN TO I.F.C. PRIOR TO APPROVAL		X			
19. ADJACENT PROPERTY OWNER NOTICES		X			
20. OFFSITE UTILITY WORK NOTICES		X			
21. MAJOR UNDERGROUND UTILITY NOTICES		X			
22. REZONING/SPECIAL EXCEPTION/SPECIAL PERMIT APPROVAL		X			
23. B.O.S. P.L.A. CHECK LETTER/RESOLUTION		X			
24. REZONING PROPOSALS/NOTICES		X			
25. REZONING DEVELOPMENT PLAN		X			
26. P.L.A. VARIANCE APPROVAL		X			
27. WETLANDS/WATERS OF THE U.S. PERMIT		X			DAN SENT TO AGC. PERMIT NO. _____
28. STATE REGULATED DAM PERMIT		X			PERMIT NO. _____
29. LOCATED IN DAM BREAK FLOODATION ZONE (STATE REGULATED DAMS)		X			DAM NO. _____
30. FEMA PLAN SETS REQUIRED		X			DATE CLAIM RECEIVED: _____
31. VEGEATED ROOF NOTE		X			
32. OVERLAY DISTRICT INFORMATION		X			
33. TREE BANKING		X			
34. TREE PLANT		X			
35. GREEN PROJECT CERTIFICATION FOR GREYFRIED PLAN REVIEW		X			
36. STREET LIGHTS		X			
MODIFICATIONS/WAIVERS		X			

PROFESSIONAL SEAL AND SIGNATURE



DATE: 5/11/18 DATE: DATE: DATE:

**DESIGNATED PLANS EXAMINER (DPE) CERTIFICATE**

1ST SUBMISSION REVIEWED & RECOMMENDED FOR SUBMISSION

2ND SUBMISSION REVIEWED & RECOMMENDED FOR APPROVAL

D.P.E. SIGNATURE & PRINTED NAME: DATE: REG. NO.:

POST SUBMISSION CONFERENCE DATE: \_\_\_\_\_

**ZONING REQUIREMENTS**

1) ZONING: R-C

2) AVERAGE LOT AREA: NOT USED (SQ. FT.)

3) MIN. LOT AREA: 5 (SQ. FT.)

4) MIN. LOT WIDTH: 200 (FT.)

5) MAX. BUILDING HEIGHT: 60 (FT.)

6) NUMBER OF FLOORS: NOT LISTED (Commercial/Industrial Only)

7) MIN. YARD REQUIREMENTS:

FRONT: 40 (FT.) SIDE: 20 (FT.) REAR: 25 (FT.)

8) MAXIMUM FILL: 0.1

9) MAXIMUM DENSITY: 0.2 (D.U./AC)

10) OPEN SPACE REQUIRED: N/A % N/A (SQ. FT.)

11) ANGLE OF BANK PLANE: FRONT: 50 SIDE: 45 REAR: 45 (DETAILS ON SHEET 4)

12) OVERLAY DISTRICT(S): WATER SUPPLY PROTECTION (WS)

**SITE PLAN (SP) TABULATIONS**

1) SITE AREA: 7.86 (ACRES) (SQ. FT.)

2) AREA OF STREET DEDICATION: N/A (SQ. FT.)

3) USE: ELECTRICAL UTILITY SUBSTATION

4) NUMBER OF LOTS: ONE (1)

5) AREA OF LOTS: 4,094,042 (SQ. FT.)

6) EXISTING BUILDING GROSS FLOOR AREA: 1,400 (SQ. FT.)

7) PROPOSED BUILDING GROSS FLOOR AREA: N/A (SQ. FT.)

8) EXISTING BUILDING NET FLOOR AREA: 1,400 (SQ. FT.)

9) PROPOSED BUILDING NET FLOOR AREA: N/A (SQ. FT.)

10) TOTAL FLOOR AREA RATIO (FAR) FOR ENTIRE SITE: N/A (FT.)

11) PROPOSED NUMBER OF FLOORS: N/A COMMERCIAL/INDUSTRIAL ONLY

12) TOTAL HANDICAPPED PARKING REQUIRED: N/A

13) TOTAL HANDICAPPED PARKING PROVIDED: N/A

14) TOTAL HANDICAPPED VAN SPACES REQUIRED: N/A

15) TOTAL HANDICAPPED VAN SPACES PROVIDED: N/A

16) TOTAL PARKING SPACES REQUIRED: N/A

17) TOTAL PARKING SPACES PROVIDED: N/A

18) LOADING SPACES REQUIRED: N/A

19) LOADING SPACES PROVIDED: N/A

20) LOADING SPACES PROVIDED: N/A

21) LOADING SPACES PROVIDED: N/A

22) OTHER SPACE PROVIDED: N/A % N/A (SQ. FT.)

**FIRE MARSHAL NOTES**

AVAILABLE FIRE FLOW: N/A (GAL./MIN.)

SOURCE OF FIRE FLOW INFO: N/A

TYPE OF CONSTRUCTION - USBC: N/A

USE GROUP CLASSIFICATION - USBC: N/A

BUILDING HEIGHT: N/A (FT.)

BUILDING TO BE FULLY SPRINKLERED: YES  NO

IF YES, CHECK APPROPRIATE STANDARD: NFPA 13  NFPA 13B  NFPA 13R

SEE FIRE CHAPTER 8, PART 2 FOR FURTHER INFORMATION REQUIRED. FIRE FLOW REQUIREMENTS TO BE DETERMINED BY THE FIRE PREVENTION DIVISION. [SEE PUBLIC WATER AGENCY NOTES ON SHEET N/A.]

**STORMWATER INFORMATION**

HIGH DENSITY POLYETHYLENE (HDPE) USED ON THIS PROJECT: YES  NO

THE PLAN MEETS THE LIMITS ON APPLICATIONS OF APPROVED DESIGN CRITERIA: YES  NO

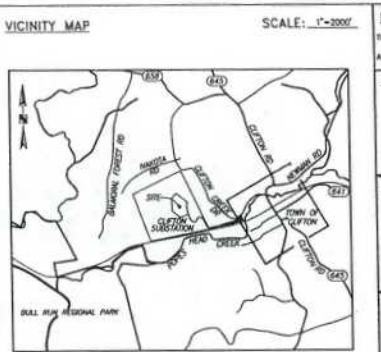
SWM FACILITIES (PROPOSED ONLY): GRANDFATHERING CRITERIA

IF YES, CHECK APPROPRIATE STANDARD: TECHNICAL CRITERIA 4  (NEW) TECHNICAL CRITERIA 5  (OLD)

THE LINEAR DISTURBANCE ACTIVITIES ASSOCIATED WITH THE INSTALLATION OF THE FENCE HAVE NEGLIGIBLE IMPACTS TO THE EXISTING STORM WATER MANAGEMENT SYSTEM. IT IS ANTICIPATED THAT THE EXISTING SURFACE WITHIN THE LIMITS OF DISTURBANCE WILL BE CONTINUALLY RESTORED AS EACH SECTION OF FENCE IS INSTALLED. THE ENTIRE DISTURBED AREA AT ANY GIVEN TIME WILL BE LESS THAN THE TOTAL DISTURBED AREA.

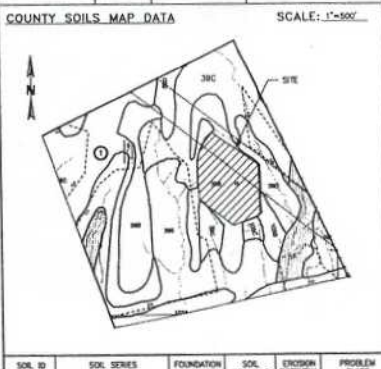
**DISTURBED AREA (DA) WITHIN WATERSHED(S):**

WATERSHED 1: POPE'S HEAD CREEK DA= 0.80 (ACRES) TOTAL DISTURBED AREA= 0.80 (ACRES)



**TAX MAP REFERENCE NUMBER(S)**

MAP PAGE #	DOUBLE CIRCLE #	BLOCK (SINGLE CIRCLE #)	LOT/PARCEL(S) #
0255-0369	1		0763 01 0210



SOIL ID NUMBER	SOIL SERIES NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL	PROBLEM CLASS
38B10	GAINELO Silt (LHM)	GOOD	GOOD	HIGH	1

IS THE SITE LOCATED WITHIN NATURALLY OCCURRING ASBESTOS SOILS? YES  NO

AREAS THAT MAY CONTAIN NATURALLY OCCURRING ASBESTOS SOILS ARE LOCATED ON THE ORANGE SOILS TAX MAP GRIDS ON THE COUNTY WEBSITE. SPECIAL PRECAUTIONS REGARDING THESE SOILS ARE FULLY ORIGINATING FROM THESE SOILS ARE REQUIRED BY THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS ENFORCED BY THE VIRGINIA DEPARTMENT OF LABOR AND INDUSTRY AND SPECIAL GUIDANCE HAS BEEN ISSUED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY.

SWM FACILITIES DESIGNED USING: TECHNICAL CRITERIA 4  (NEW) TECHNICAL CRITERIA 5  (OLD)

**ENGINEER'S/SURVEYOR'S CERTIFICATE:**

THIS PROPERTY IS IN THE NAME OF VIRGINIA ELECTRIC POWER COMPANY, AS RECORDED IN DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE LAND RECORDS OF FAIRFAX COUNTY, VA.

**OWNER INFORMATION**

OWNER: COMMONWEALTH POWER

NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_

P.O. BOX 26532, RICHMOND, VA 23261-6532

ADDRESS: \_\_\_\_\_ EMAIL: \_\_\_\_\_

**DEVELOPER INFORMATION**

DEVELOPER: \_\_\_\_\_

NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ EMAIL: \_\_\_\_\_

**WETLANDS PERMITS CERTIFICATION**

I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING WITH LAND DISTURBING ACTIVITIES.

SIGNATURE: \_\_\_\_\_ NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

OWNER/DEVELOPER: \_\_\_\_\_

DATE: \_\_\_\_\_

**RECOMMEND APPROVAL (SIGNATURE & PRINTED NAME)**

STREETLIGHT REVIEW - DPMS

PUBLIC WATER AGENCY

SANITARY SEWER REVIEW - DPMS

URBAN FOREST MANAGEMENT REVIEW - DPMS

FAIRFAX COUNTY FIRE MARSHAL

FAIRFAX COUNTY HEALTH DEPARTMENT

VIRGINIA DEPARTMENT OF TRANSPORTATION

GEOLOGICAL REVIEW, DPMS

STORMWATER REVIEW, DPMS

PLAN REVIEW - DPMS

DIRECTOR, SITE DEVELOPMENT & INSPECTIONS DIVISION, L.D. - DPMS

**APPROVED**

DATE: \_\_\_\_\_ BY: \_\_\_\_\_ DIRECTOR, DEPT. OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES

THIS PLAN SHALL OPERATE WITHOUT NOTICE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE COUNTY CODE. REVISIONS DO NOT EXTEND THE APPROVAL PERIOD. THE APPROVAL PERIOD IS INDEPENDENT OF THE AGREEMENT EXPIRATION DATE.

THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE PUBLIC SANITARY SEWER

**CERTIFICATE OF NO CHANGE (FOR SUBMISSION OTHER THAN THE FIRST)**

I HEREBY CERTIFY THAT NO CHANGES HAVE BEEN MADE THAT WOULD AFFECT PRIOR APPROVAL BY THE:

FIRE MARSHAL DATED: \_\_\_\_\_

WATER AUTHORITY DATED: \_\_\_\_\_

HEALTH DEPARTMENT DATED: \_\_\_\_\_

VOOT DATED: \_\_\_\_\_

DPMS-SAN SEWER DATED: \_\_\_\_\_

DPMS-STREETLIGHTS DATED: \_\_\_\_\_

UPWD DATED: \_\_\_\_\_

**SHEET INDEX**

1. OVERALL SITE PLAN

2. SITE PLAN

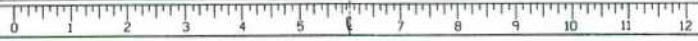
3. STORMWATER MANAGEMENT PLAN

4. TYPICAL SECURITY FENCE DETAIL

**RECEIVED**  
Department of Planning & Zoning  
**MAY 17 2018**  
Zoning Evaluation Division

DESIGN ENGINEER / SURVEYOR  
 FROM NAME: BARRY A. KACZMAREK  
 ADDRESS: 8000 W. BRAD STREET, SUITE 175  
 RICHMOND, VA 23230  
 PHONE NO: (813)812-7375 FAX NO: \_\_\_\_\_  
 EMAIL: BAKACZMAREK@GMAIL.COM  
 PROJ. MANAGER: MARK S. SHROYER  
 COUNTY: FAIRFAX COUNTY, VIRGINIA  
**CLIFTON SUBSTATION EXPANSION**  
**SUBSTATION SECURITY/MAINTENANCE**  
 COUNTY NUMBER: SEA-2015-0087  
 SHEET 1 OF 1  
 REVISED: 5/2018





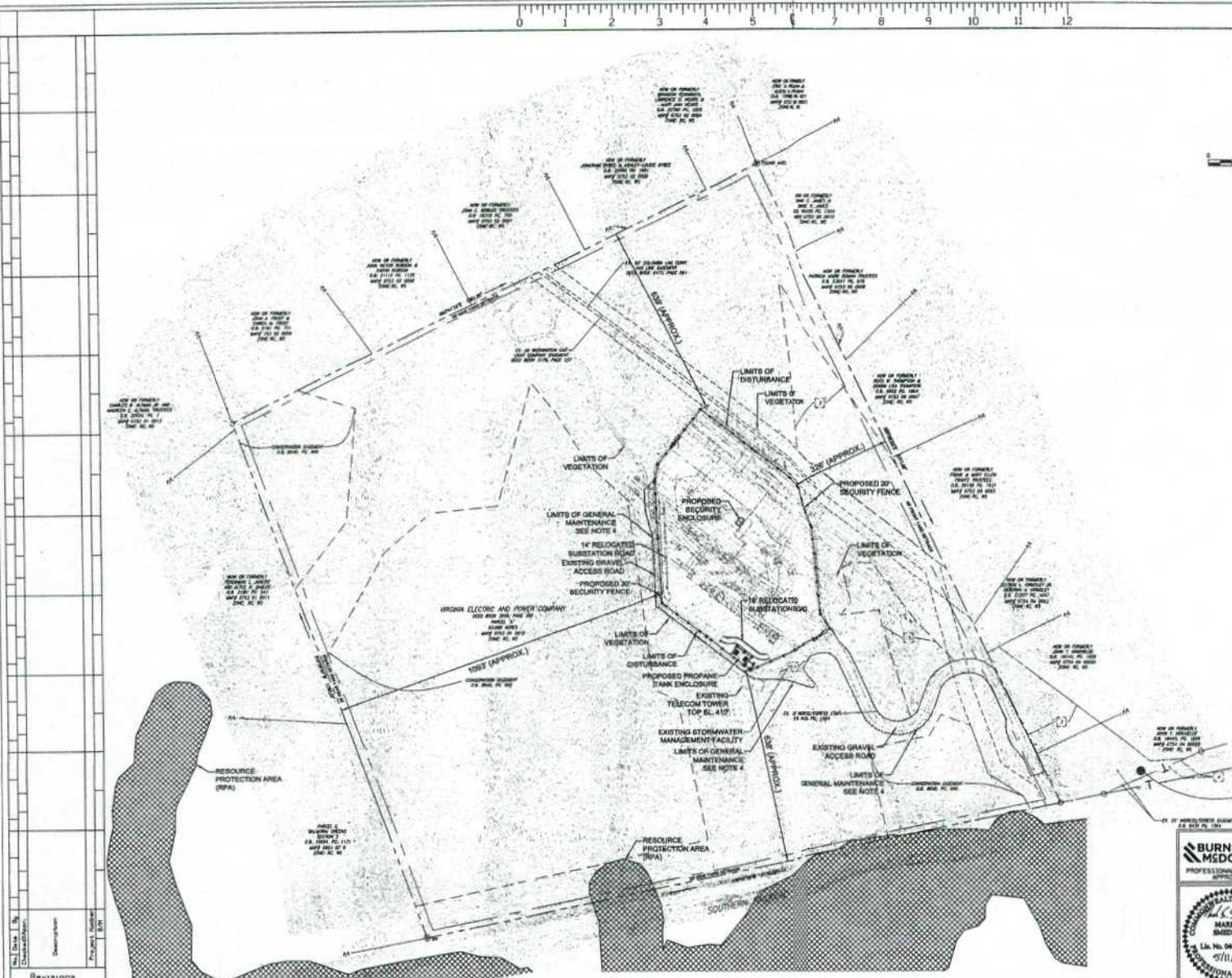
- LEGEND**
- — — — — IRON PIPE FOUND
  - △ — CONTROL POINT
  - P/L — PROPERTY LINE
  - R/W — RIGHT OF WAY
  - — — — — EXISTING GRADE CONTOURS
  - — — — — LIMITS OF DISTURBANCE
  - — — — — LIMITS OF GENERAL MAINTENANCE
  - — — — — LIMITS OF VEGETATION
- EASEMENT TABULATION:**
- EX. VARIABLE WIDTH STORMWATER MANAGEMENT EASEMENT  
D.B. 8763, PG. 1594
  - EX. VARIABLE WIDTH HIGHWAY/VEGETATION EASEMENT  
D.B. 8793, PG. 240
  - APPROXIMATE LOCATION OF CONSERVATION EASEMENT  
D.B. 8540, PG. 888
  - EX. 40 WASHINGTON GAS LIGHT COMPANY EASEMENT  
DEED BOOK 3178, PAGE 157

**SURVEY CONTROL DATA**

Point	Northing(±)	Easting(±)	Dist(±)	Description
100	888863.830	1179209.580	283.95	SPINE NAIL SET
101	888862.129	1179679.120	305.68	SPINE NAIL SET
102	888868.099	1179545.100	384.31	SPINE NAIL SET
103	888865.250	1179518.570	271.61	SPINE NAIL SET
202	888860.022	1179300.580	271.48	ROD & CAP SET

- NOTES:**
1. SET NOTES ON EXHIBIT M, SITE PLAN (SHEET 2 OF 4) TELECOM CONSTRUCTION ACTIVITIES (AS LABELED) NOT INCLUDED AS PART OF THIS SUBMITTAL. CONSTRUCTION INCLUDES 140' WIDE AND 2,400' SO FT. COMPOUND AT BASE.
  2. SURVEY PRODUCED FROM LIGHT MAPPING. GROUND DATA INCORPORATED INTO BASE LAYOUT MAP ALONG THE PERIMETER FENCE LINE.
  3. ACTIVITIES CONDUCTED WITHIN THE LIMITS OF GENERAL MAINTENANCE WILL INCLUDE EVALUATING (BROOD) PROBLEM AREAS AND RESTORING BACK TO ORIGINAL DESIGN CONDITIONS. ACTIVITIES CONSIDERED ROUTINE SITE MAINTENANCE. NO LANDSCAPING OR TREE PRESERVATION REQUIRED.

**RECEIVED**  
 Department of Planning & Zoning  
 MAY 17 2018  
 Zoning Evaluation Division



**BURNS & McDONNELL**  
PROFESSIONAL ENGINEER

**Dominion**

**CLIFTON SUBSTATION SECURITY ENHANCEMENT  
SPECIAL EXCEPTION PLAT  
OVERALL SITE PLAN**

SPRINGFIELD MAGISTRAL DISTRICT, FAIRFAX COUNTY, VIRGINIA

Name	Date	Project No.	Sheet No.
Designed by: CLB	5/11/18	84-470	
Approved: MGS	5/11/18	1"=150'	1 of 4

Cell File Name: 0842-SPES-07\_S001  
 PLOTTED: 0542-SPEX-01

Revisions	References	Library	Cell Name	B/M Assembly

0542-SPEX-01

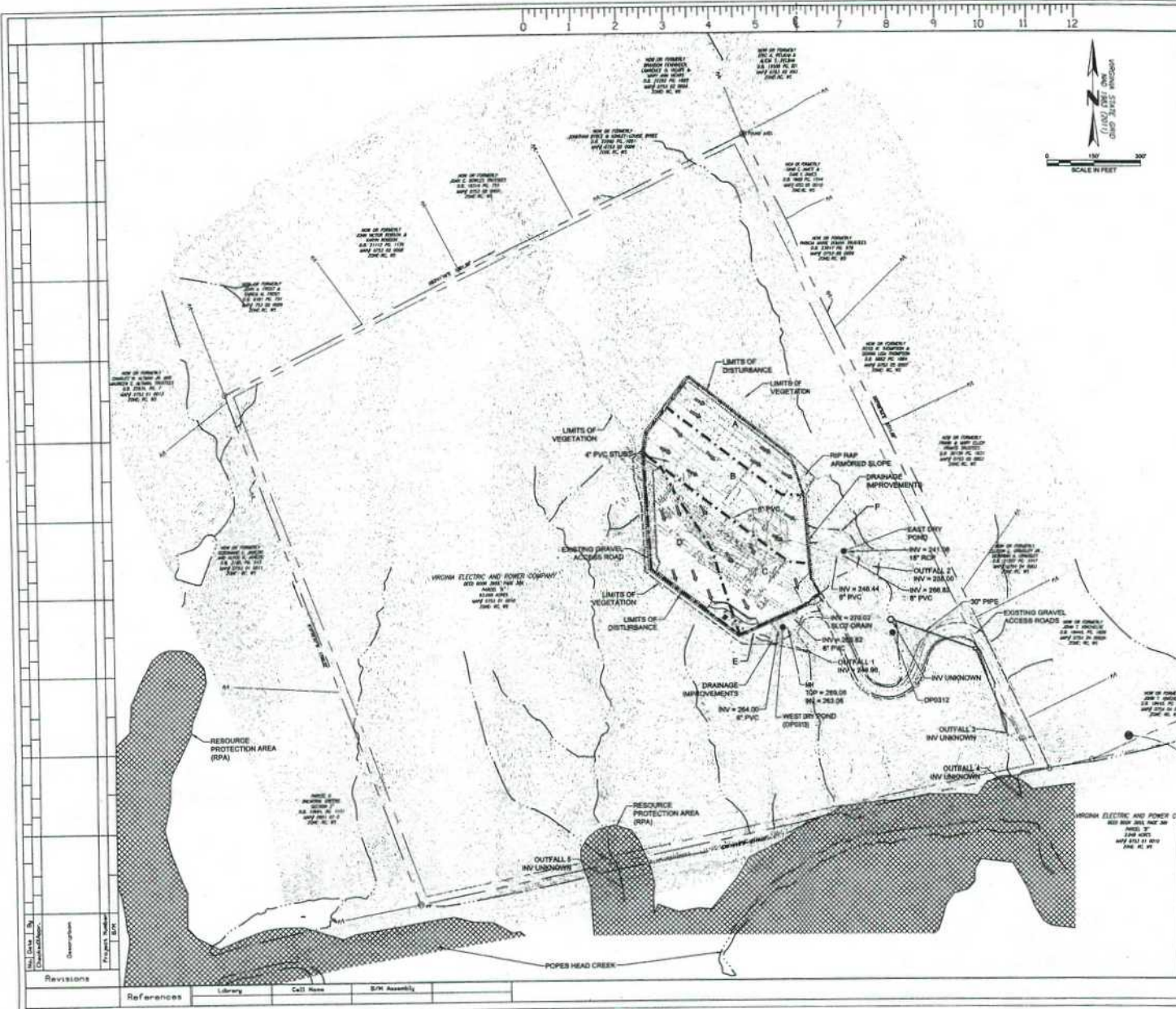






MAY 17 2018

Zoning Evaluation Division



ON-SITE DRAINAGE AREAS		
ID	Area (SF)	Area (ACR)
A	13,361	1.33
B	174,660	2.45
C	93,725	2.14
D	11,507	1.34
<b>TOTAL</b>	<b>393,253</b>	<b>7.26</b>
OFF-SITE DRAINAGE AREAS		
E	11,500	1.26
F	26,130	0.60
<b>TOTAL DISTURBED AREA</b>	<b>430,943 (0.9 AC)</b>	

LEGEND	
---	ON-SITE DRAINAGE AREA
---	OFF-SITE DRAINAGE AREA
---	STREAM/RAILWAY
---	EXISTING GRADE CONTOURS
---	LIMITS OF DISTURBANCE
---	LIMITS OF GENERAL MAINTENANCE
---	LIMITS OF VEGETATION
---	EXISTING STORM STRUCTURE
---	SURFACE FLOW

**STORMWATER MANAGEMENT NARRATIVE:**  
THE EXISTING SITE IS LOCATED IN LOOSE SAND CONTROLS AND DRAINS TO POPE'S HEAD CREEK APPROXIMATELY 1.3 MILES UPSTREAM OF THE CONCOMAN RIVER.

**EXISTING LAND COVER:**  
LAND COVER AT THE EXISTING 7.26 ACRE SITE IS CONSIDERED IMPERVIOUS AND CONSISTS PRIMARILY OF INCLUDING SURFACE STONE. THE SURFACE STONE CONSISTS OF 4" OF LOOSE 100# 5/8 STONE OVER NATIVE SOILS COMPACTED TO 90% PROCTOR DENSITY. EXISTING IMPERVIOUS LAND COVER TOTALS 7.26 ACRES AND INCLUDES SUBSTATION EQUIPMENT FOUNDATIONS AND INTERNAL ACCESS ROADS (1" OF LOOSE 100# 5/8 STONE ON 12" OF 21# COMPACTED TO 90% PROCTOR DENSITY).

**EXISTING DRAINAGE PATTERNS:**  
ON-SITE DRAINAGE AREA A - RUNOFF SHEET FLOWS TO A 30" RIP RAP ARMORED SLOPE WHERE FLOW CONCENTRATES INTO A RAINNE OUTSIDE OF THE FENCE THAT DRAINS TO DPO312. DPO312 HAS A 30" PIPED OUTLET (OUTFALL 3) THAT DRAINS TO A RAINNE NORTH OF THE RAILROAD TRACKS.  
ON-SITE DRAINAGE AREA B - A PORTION OF THE RUNOFF IS COLLECTED WITH A SERIES OF 8" PVC UNDERDRAINS WITHIN THE OIL CONTAMINANT AREAS NEAR THE CENTRAL ACCESS ROAD AND DRAINS TO THE EAST DRY POND. THE REMAINING PORTION SHEET FLOWS TO THE EAST DRY POND. THE EAST DRY POND HAS A PIPED OUTLET (OUTFALL 2) THAT DRAINS TO DPO312.  
ON-SITE DRAINAGE AREA C - RUNOFF IS COLLECTED WITH A SERIES OF 8" PVC UNDERDRAINS ALONG THE SOUTHWEST EDGE OF THE SITE AND DRAINS TO THE WEST DRY POND (DPO312). THE WEST DRY POND HAS A PIPED OUTLET (OUTFALL 1) THAT DRAINS TO A RAINNE NORTH OF THE RAILROAD TRACKS.  
ON-SITE DRAINAGE AREA D - RUNOFF SHEET FLOWS TO THE SOUTHWEST ACROSS THE ACCESS ROAD INTO A WOODS AREA ADJACENT TO THE SUBSTATION. A RAINNE DRAINS THE WOODS AREA AND RUNOFF FROM THE RAINNE IS PIPED BENEATH THE RAILROAD TRACKS AND OUTFALLS TO POPE'S HEAD CREEK (OUTFALL 3).  
ON-SITE DRAINAGE AREA E - RUNOFF SHEET FLOWS TO A 30" RIP RAP ARMORED SLOPE WHERE FLOW CONCENTRATES INTO A RAINNE OUTSIDE OF THE FENCE THAT DRAINS TO DPO312. DPO312 HAS A 30" PIPED OUTLET (OUTFALL 3) THAT DRAINS TO A RAINNE NORTH OF THE RAILROAD TRACKS.  
ON-SITE DRAINAGE AREA F - A PORTION OF THE RUNOFF IS COLLECTED WITH A SERIES OF 8" PVC UNDERDRAINS WITHIN THE OIL CONTAMINANT AREAS NEAR THE CENTRAL ACCESS ROAD AND DRAINS TO THE EAST DRY POND. THE REMAINING PORTION SHEET FLOWS TO THE EAST DRY POND. THE EAST DRY POND HAS A PIPED OUTLET (OUTFALL 2) THAT DRAINS TO DPO312.

**EXISTING DETENTION PONDS:**  
WEST DRY POND - STORMWATER SHEET FLOWS FROM DRAINAGE AREAS C&E AND COLLECTS PRIOR TO DRAINING OFF SITE. APPROXIMATE FOOTPRINT AREA IS 2330 FT<sup>2</sup> WITH 4000 C.F. OF AVAILABLE STORAGE. POND DRAINS TO OUTFALL 1.  
EAST DRY POND - STORMWATER SHEET FLOWS AND COLLECTS FROM HARD UNDERDRAINS FROM DRAINAGE AREAS B&F PRIOR TO DRAINING OFF SITE. APPROXIMATE FOOTPRINT AREA IS 3300 FT<sup>2</sup> WITH 8230 C.F. OF AVAILABLE STORAGE. POND DRAINS TO OUTFALL 2.

**EXISTING OUTFALL DESCRIPTION:**  
OUTFALL 1 - A PIPED OUTLET FROM THE WEST DRY POND OF UNKNOWN MATERIAL, DIAMETER AND CONDITION WITH A DRAINAGE AREA OF APPROXIMATELY 2.43 ACRES CONSISTING OF ON-SITE DRAINAGE AREA C AND OFF-SITE DRAINAGE AREA E.  
OUTFALL 2 - AN 18" RIP OUTLET FROM THE EAST DRY POND OF UNKNOWN CONDITION WITH A DRAINAGE AREA OF APPROXIMATELY 1.65 ACRES CONSISTING OF ON-SITE DRAINAGE AREA B AND OFF-SITE DRAINAGE AREA F.  
OUTFALL 3 - A 30" PIPE OF UNKNOWN MATERIAL AND CONDITION - CONSISTING OF ON-SITE DRAINAGE AREA A & B, OFF-SITE DRAINAGE AREA D, AND OTHER OFF-SITE AREAS WITH A DRAINAGE AREA OF APPROXIMATELY 45 ACRES.  
OUTFALL 4 - A RAINNE CURBLET OF UNKNOWN MATERIAL, DIAMETER AND CONDITION COLLECTING DRAINAGE FROM OUTFALL 3 AND OTHER OFF-SITE AREAS WITH A DRAINAGE AREA OF APPROXIMATELY 70 ACRES. OUTFALL 4 DRAINS DIRECTLY TO POPE'S HEAD CREEK.  
OUTFALL 5 - A RAINNE CURBLET OF UNKNOWN MATERIAL, DIAMETER AND CONDITION COLLECTING DRAINAGE FROM OUTFALL 1 AND OTHER OFF-SITE AREAS WITH A DRAINAGE AREA OF APPROXIMATELY 18 ACRES. OUTFALL 5 DRAINS DIRECTLY TO POPE'S HEAD CREEK.

**PROPOSED LAND COVER:**  
PROPOSED IMPROVEMENTS WILL ADD NO NEW IMPERVIOUS SURFACES TO THE SITE. IMPROVEMENTS CONSIST OF SECURITY FENCE FOUNDATIONS, AN INTERNAL SECURITY EQUIPMENT ENCLOSURE, PROGRAM TANK FOUNDATIONS AND INTERNAL ACCESS ROAD RELOCATION. THE PROPOSED IMPERVIOUS SURFACES WILL BE INSTALLED WITHIN THE EXISTING SUBSTATION IMPERVIOUS SURFACE AREA.

**PROPOSED STORMWATER MANAGEMENT AND OUTFALL REQUIREMENTS:**  
THE PROPOSED IMPROVEMENTS WILL NOT ALTER THE EXISTING SITE DRAINAGE PATTERNS OR MATERIALLY IMPACT THE VELOCITY OR RATES OF FLOW FROM THE SITE. THEREFORE, NO ADDITIONAL STORMWATER BEST MANAGEMENT PRACTICES WILL BE CONSTRUCTED AND EXISTING DOWNSTREAM OUTFALLS ARE ASSIGNED TO BE OF ADEQUATE SIZE AND CONDITION. ALL ACTIVITIES WILL TAKE PLACE ON PREVIOUSLY DISTURBED SITES. NO ADDITIONAL NEEDED CREEKS WILL BE REQUIRED TO MEET THE WATER QUALITY REQUIREMENTS IN THE FAIRFAX COUNTY STORMWATER MANAGEMENT ORDINANCE (CHAPTER 124).

**NOTE:**  
SURVEY PRODUCED FROM LEAS MAPPING GROUND SHOTS INCORPORATED WITH BASE LEAS MAP ALONG THE POWERLINE FENCE LINE.

**BURNS MEDONNELL**  
PROFESSIONAL ENGINEER  
APPROVAL

APPROVED BY  
MARK S. MEDONNELL  
L.A. No. 040202510  
S.A. No. 040202510

**Dominion**  
CLIFTON SUBSTATION SECURITY ENHANCEMENT  
SPECIAL EXCEPTION PLAN  
STORMWATER MANAGEMENT PLAN

SPIRIFIELD MAGISTRIAL DISTRICT FAIRFAX COUNTY, VIRGINIA

Designed by:	CLB	5/11/18	Sheet No.	4 of 4
Approved:	TER	5/11/18	Scale	3 of 4
Approved:	MSS	5/11/18	1" = 150'	

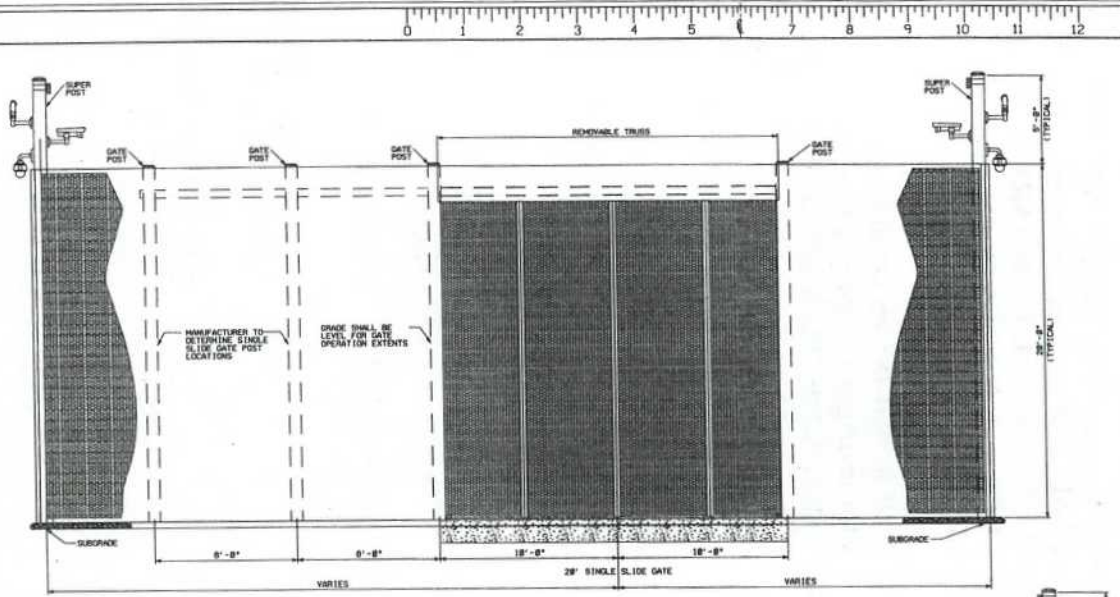
Code File Name: 0542-SPEX-03.DWG  
Drawing No.: 0542-SPEX-03  
PLUTED

Revisions	References	Library	Cell Name	B/M Assembly

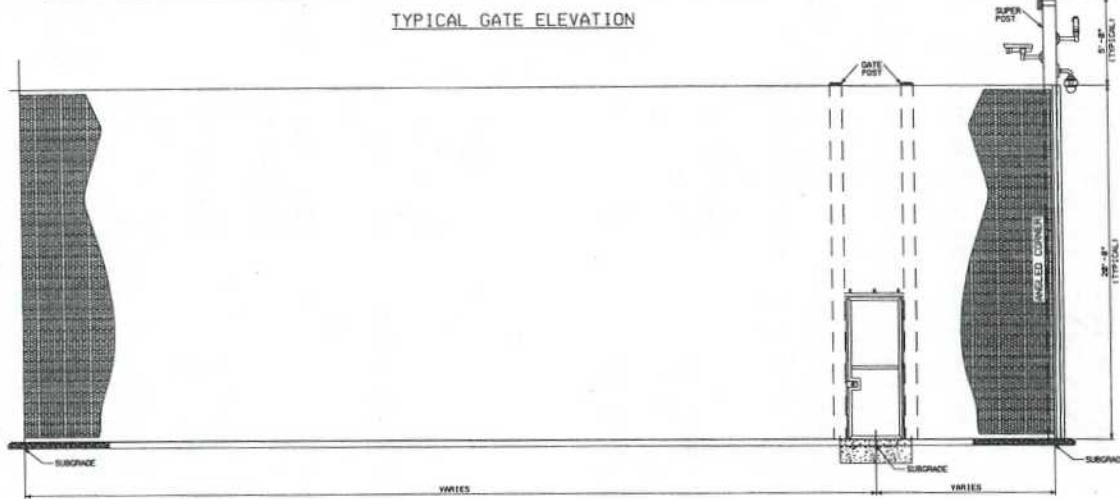


MAY 17 2018

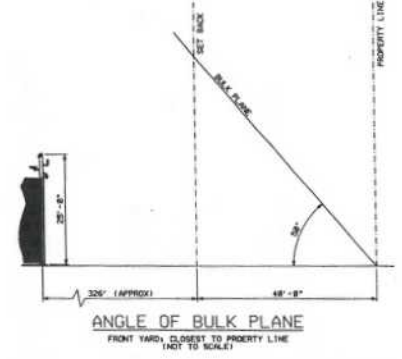
Zoning Evaluation Division



TYPICAL GATE ELEVATION



TYPICAL WALL SECTION W/ 3' MAN GATE



MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, as a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

- This information is required under the following Zoning Ordinance paragraphs:
- Special Permits (9-011 2F & 3J)      Special Exceptions (9-011 2F & 3J)  
 Change Subdivisions (9-215 1D & 1H)      Commercial Reutilization Clauses (9-422 2A, 12A(14))  
 Development Plans PRC Districts (16-302 2 & 4L)      PRC Plan (16-303 1E & 1F)  
 FDP P Districts (except PRC) (16-302 1F & 1G)      Amendments (16-202 10F & 10G)
1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100).
  2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site details, energy dissipation devices, and stream stabilization measures as shown on Sheet   .
  3. Provide:
 

Facility Name/Type & No.	On-Site area served (acres)	Off-Site area served (acres)	Discharge area (acres)	Footcandle Storage	Volume (cfs)	Height (ft)
WEST OFF ROAD	0.14	0.01	0.00	000	0	0
20' WIDE x 100' LONG (100' x 20')	0.40	0.00	0.00	000	0	0
EAST OFF ROAD	0.40	0.00	0.00	000	0	0
Totals						
  4. Outlet discharge channels, outfalls and pipe systems are shown on Sheet   .
  5. Maintenance easement (road) to stormwater management facility(ies) are shown on Sheet   .
  6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet   .
  7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet   .
  8. A description of the existing conditions of each watershed also outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet   .
  9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet   .
  10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets   .
  11. A submission waiver is requested for   .
  12. Stormwater management is not required because   .

Revisions	References	Library	Call Name	B/N Assembly

**BURNS MCDONNELL**  
PROFESSIONAL ENGINEER  
OFFICIAL

**Dominion Energy**

CLIFTON SUBSTATION SECURITY ENHANCEMENT  
SPECIAL EXCEPTION PLAT  
TYPICAL SECURITY FENCE DETAIL  
SPRINGFIELD INDUSTRIAL DISTRICT FAIRFAX COUNTY, VIRGINIA

Name	Date	Project No.	Sheet No.
Designed by: CLB	5/11/18	04-4711	4 OF 4
Approved by: LR	5/11/18	None	
Approved by: PCS	5/11/18	AS SHOWN	

Job File Name: 04-4711-04-2018      Drawing No.: 0945-SPEX-04  
 PLOTED: 4/26/2018 10:07:18 AM

M. L. Zeller  
5/30/18

### SPECIAL EXCEPTION AFFIDAVIT

DATE: March 26, 2018  
(enter date affidavit is notarized)

I, Laura Angeline Crowder, do hereby state that I am an  
(enter name of applicant or authorized agent)

(check one)       applicant  
                          applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): SEA 2015-0087  
(enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS,** and **LESSEES** of the land described in the application,\* and, if any of the foregoing is a **TRUSTEE,\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS,** and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

**(NOTE:** All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner,** etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
Virginia Electric & Power Company d/b/a Dominion Energy	701 East Cary Street, Richmond, VA 23219	Applicant/Title Owner of Parcel: 0753-01-0010
Bobby E. McGuire	Same as above	Agent, Dominion Energy
Laura M. Mausolf	Same as above	Agent, Dominion Energy
Burns & McDonnell Engineering Company, Inc.	9400 Ward Parkway, Kansas City, MO 64114	Agent
Laura A. Crowder	7201 Glen Forest Drive, Suite 100 Richmond, VA 23226	Agent, Burns & McDonnell Sr. Land Use Planner
Christie R. Hoffmeyer	Same as above	Agent, Burns & McDonnell Branch Manager

(check if applicable)       There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.  
\*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).



## SPECIAL EXCEPTION AFFIDAVIT

DATE: March 26, 2018  
 (enter date affidavit is notarized)

for Application No. (s): SEA 2015-0087  
 (enter County-assigned application number(s))

1(b). The following constitutes a listing\*\*\* of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

**(NOTE:** Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

## CORPORATION INFORMATION

**NAME & ADDRESS OF CORPORATION:** (enter complete name and number, street, city, state, and zip code)  
 Virginia Electric and Power Company d/b/a Dominion Virginia Power  
 701 East Cary Street  
 Richmond, VA 23219

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.  
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF SHAREHOLDERS:** (enter first name, middle initial and last name)

(check if applicable)  There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.



SPECIAL EXCEPTION AFFIDAVIT

DATE: March 26, 2018
(enter date affidavit is notarized)

for Application No. (s): SEA 2015-0087
(enter County-assigned application number(s))

1(c). The following constitutes a listing\*\*\* of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)

Not Applicable

(check if applicable) [ ] The above-listed partnership has no limited partners

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.



SPECIAL EXCEPTION AFFIDAVIT

DATE: March 26, 2018  
(enter date affidavit is notarized)

for Application No. (s): SEA 2015-0087  
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on the line below.)

Planning Commissioner Timothy Sargeant is employed by Virginia Electric and Power, d/b/a Dominion Energy, which is listed in Paragraph 1(a) of the Affidavit as the Applicant/Title Owner of the subject properties.

(check if applicable)  There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.



Application No.(s): \_\_\_\_\_  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: March 26, 2018  
(enter date affidavit is notarized)

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on line below.)

None

**NOTE:** Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. **That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.**

WITNESS the following signature:

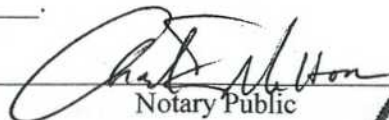
(check one)

Applicant 

Applicant's Authorized Agent

Laura A. Crowder, Senior Land Use Planner  
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 26 day of March 20 18, in the State/Comm. of Virginia, County/City of Henrico.

  
Notary Public

My commission expires: 3/31/2020





**Special Exception Attachment to Par. 1(a)**DATE: March 26, 2018  
(enter date affidavit is notarized)for Application No. (s): SEA 2015-0087  
(enter County-assigned application number (s))

**(NOTE:** All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel (s) for each owner(s) in the Relationship column.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
John B. Bailey	7201 Glen Forest Drive, Suite 100 Richmond, VA 23226	Agent, Burns & McDonnell Sr. Environmental Specialist
Mark Smedvig, Jr.	9400 Ward Parkway, Kansas City, MO 64114	Agent, Burns & McDonnell Engineer

(check if applicable)

 There are more relationships to be listed and Par. 1(a) is continued further on a "Special Exception Attachment to Par. 1(a)" form.

**Special Exception Attachment to Par. 1(b)**

DATE: March 26, 2018  
(enter date affidavit is notarized)

for Application No. (s): SEA 2015-0087  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Burns & McDonnell Engineering Company, Inc.  
9400 Ward Parkway  
Kansas City, MO 64114

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.