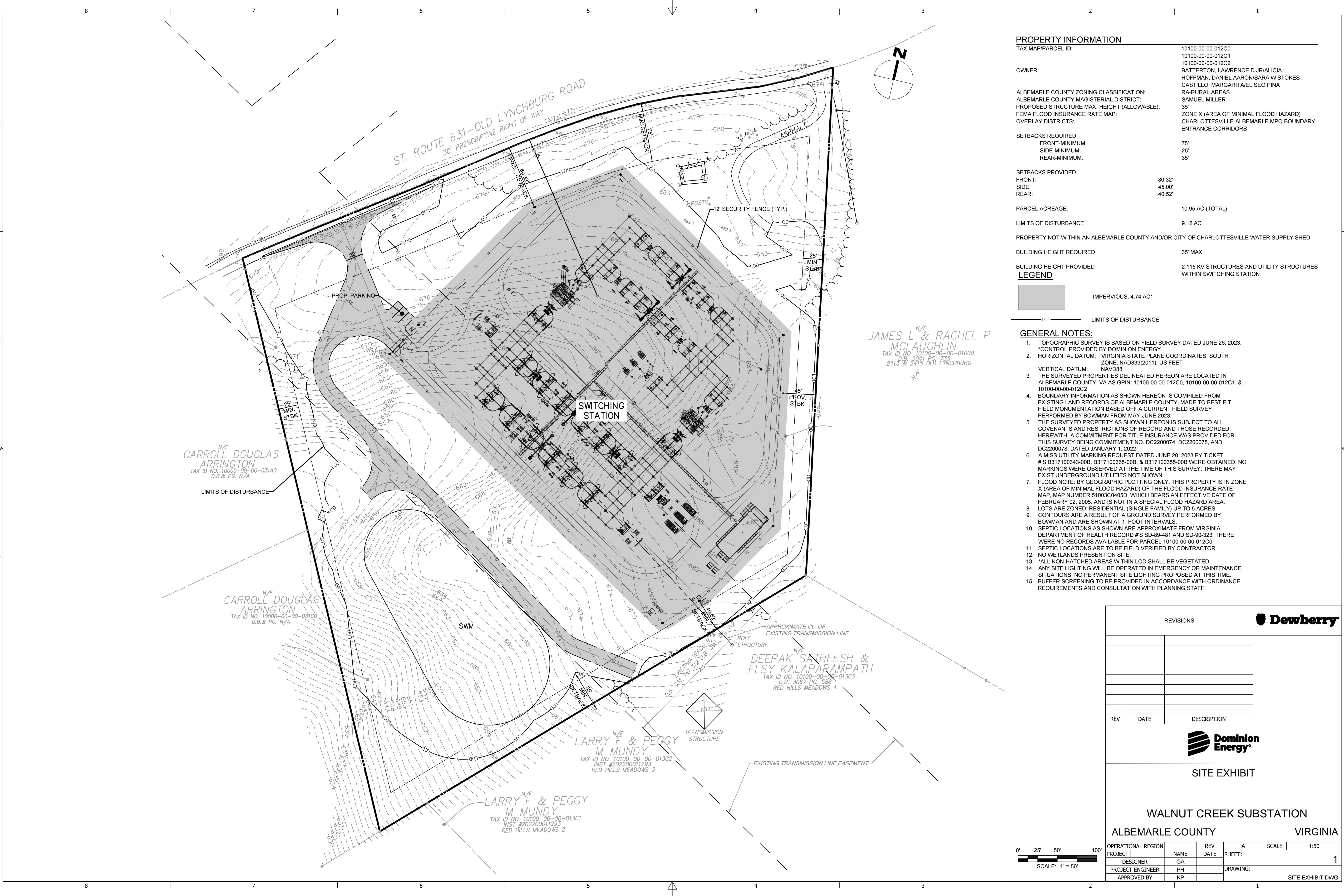




PROPERTY INFORMATION	
TAX MAP/PARCEL ID:	10100-00-00-012C0 10100-00-00-012C1 10100-00-00-012C2
OWNER:	BATTERTON, LAWRENCE D JR/ALICIA L HOFFMAN, DANIEL AARON/SARA W STOKES CASTILLO, MARGARITA/ELISEO PINA RA-RURAL AREAS SAMUEL MILLER
ALBEMARLE COUNTY ZONING CLASSIFICATION:	ZONE X (AREA OF MINIMAL FLOOD HAZARD)
ALBEMARLE COUNTY MAGISTERIAL DISTRICT:	CHARLOTTESVILLE-ALBEMARLE MPO BOUNDARY
PROPOSED STRUCTURE MAX. HEIGHT (ALLOWABLE):	ENTRANCE CORRIDORS
FEMA FLOOD INSURANCE RATE MAP:	
OVERLAY DISTRICTS:	
SETBACKS REQUIRED	
FRONT-MINIMUM:	75'
SIDE-MINIMUM:	25'
REAR-MINIMUM:	35'
SETBACKS PROVIDED	
FRONT:	80.32'
SIDE:	45.00'
REAR:	40.52'
PARCEL ACREAGE:	10.95 AC (TOTAL)
LIMITS OF DISTURBANCE	9.12 AC
PROPERTY NOT WITHIN AN ALBEMARLE COUNTY AND/OR CITY OF CHARLOTTESVILLE WATER SUPPLY SHED	
BUILDING HEIGHT REQUIRED	35' MAX
BUILDING HEIGHT PROVIDED	2 115 KV STRUCTURES AND UTILITY STRUCTURES WITHIN SWITCHING STATION

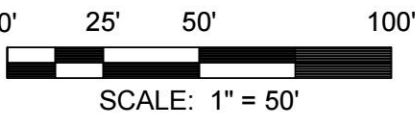
LEGEND	
	IMPERVIOUS, 4.74 AC*
	LIMITS OF DISTURBANCE

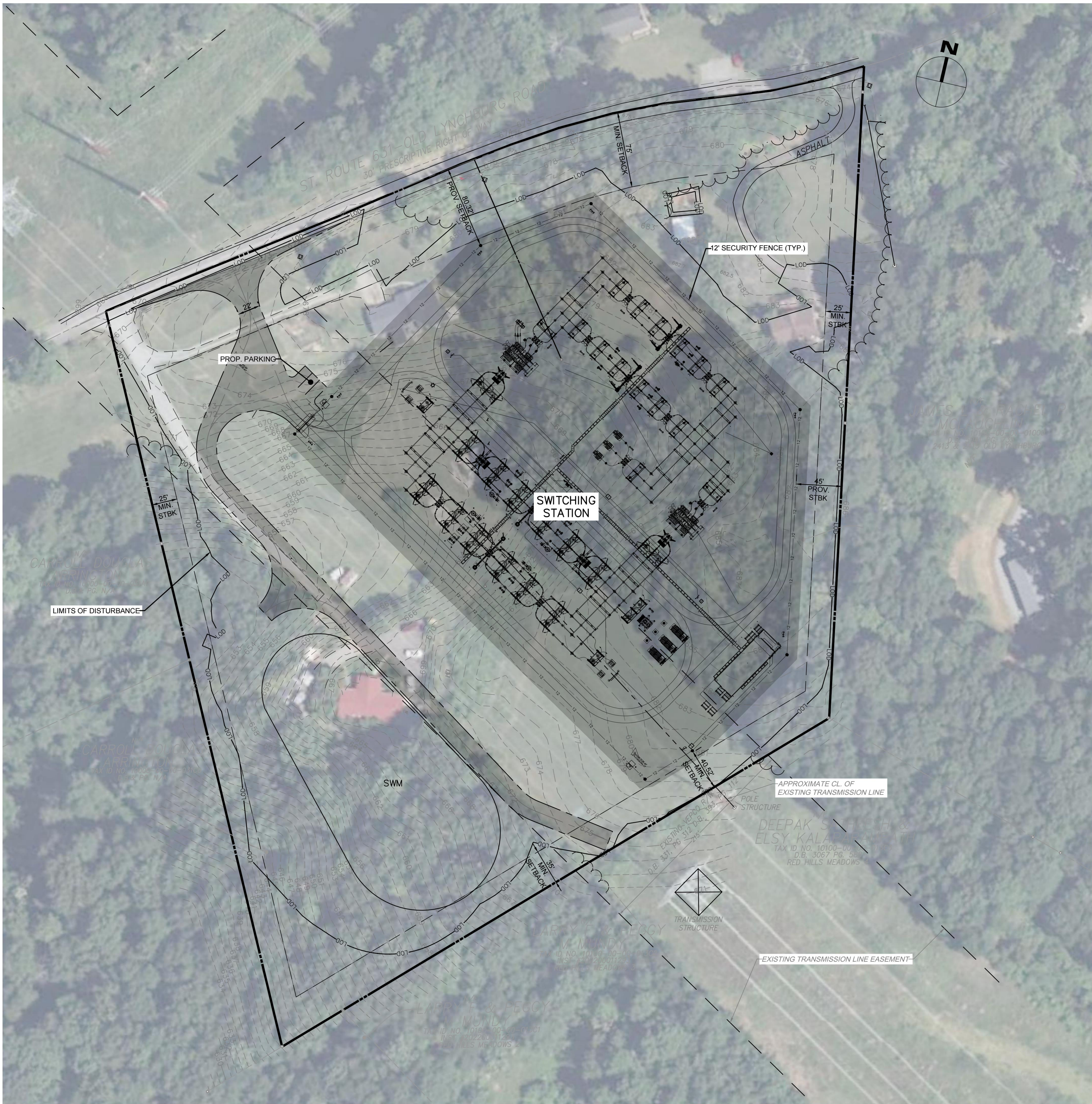
- GENERAL NOTES:**
- TOPOGRAPHIC SURVEY IS BASED ON FIELD SURVEY DATED JUNE 26, 2023.
*CONTROL PROVIDED BY DOMINION ENERGY
 - HORIZONTAL DATUM: VIRGINIA STATE PLANE COORDINATES, SOUTH ZONE, NAD83(2011), US FEET
VERTICAL DATUM: NAVD88
 - THE SURVEYED PROPERTIES DELINEATED HEREON ARE LOCATED IN ALBEMARLE COUNTY, VA AS GPIN: 10100-00-00-012C0, 10100-00-00-012C1, & 10100-00-00-012C2
 - BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF ALBEMARLE COUNTY, MADE TO BEST FIT FIELD MONUMENTATION BASED OFF A CURRENT FIELD SURVEY PERFORMED BY BOWMAN FROM MAY-JUNE 2023.
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 - A MISS UTILITY MARKING REQUEST DATED JUNE 20, 2023 BY TICKET #S B317100343-00B, B317100355-00B, & B317100356-00B WERE OBTAINED. NO MARKINGS WERE OBSERVED AT THE TIME OF THIS SURVEY. THERE MAY EXIST UNDERGROUND UTILITIES NOT SHOWN.
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 - CONTOURS ARE A RESULT OF A GROUND SURVEY PERFORMED BY BOWMAN AND ARE SHOWN AT 1 FOOT INTERVALS.
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 - BUFFER SCREENING TO BE PROVIDED IN ACCORDANCE WITH ORDINANCE REQUIREMENTS AND CONSULTATION WITH PLANNING STAFF.

REVISIONS			
REV	DATE	DESCRIPTION	



SITE EXHIBIT					
WALNUT CREEK SUBSTATION					
ALBEMARLE COUNTY			VIRGINIA		
OPERATIONAL REGION		REV	A	SCALE	1:50
PROJECT	NAME	DATE	SHEET: 1		
DESIGNER	GA		DRAWING: SITE EXHIBIT.DWG		
PROJECT ENGINEER	PH				
APPROVED BY	KP				





PROPERTY INFORMATION

TAX MAP/PARCEL ID:	10100-00-00-012C0 10100-00-00-012C1 10100-00-00-012C2
OWNER:	BATTERTON, LAWRENCE D JR/ALICIA L HOFFMAN, DANIEL AARON/SARA W STOKES CASTILLO, MARGARITA/ELISEO PINA RA-RURAL AREAS SAMUEL MILLER
ALBEMARLE COUNTY ZONING CLASSIFICATION:	35'
ALBEMARLE COUNTY MAGISTERIAL DISTRICT:	ZONE X (AREA OF MINIMAL FLOOD HAZARD)
PROPOSED STRUCTURE MAX. HEIGHT (ALLOWABLE):	CHARLOTTESVILLE-ALBEMARLE MPO BOUNDARY
FEMA FLOOD INSURANCE RATE MAP:	ENTRANCE CORRIDORS
OVERLAY DISTRICTS:	
SETBACKS REQUIRED	
FRONT-MINIMUM:	75'
SIDE-MINIMUM:	25'
REAR-MINIMUM:	35'
SETBACKS PROVIDED	
FRONT:	80.32'
SIDE:	45.00'
REAR:	40.52'
PARCEL ACREAGE:	10.95 AC (TOTAL)
LIMITS OF DISTURBANCE	9.12 AC
PROPERTY NOT WITHIN AN ALBEMARLE COUNTY AND/OR CITY OF CHARLOTTESVILLE WATER SUPPLY SHED	
BUILDING HEIGHT REQUIRED	35' MAX
BUILDING HEIGHT PROVIDED	2 115 KV STRUCTURES AND UTILITY STRUCTURES WITHIN SWITCHING STATION

GENERAL NOTES:

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REVISIONS			
REV	DATE	DESCRIPTION	



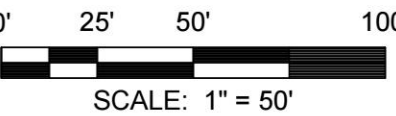
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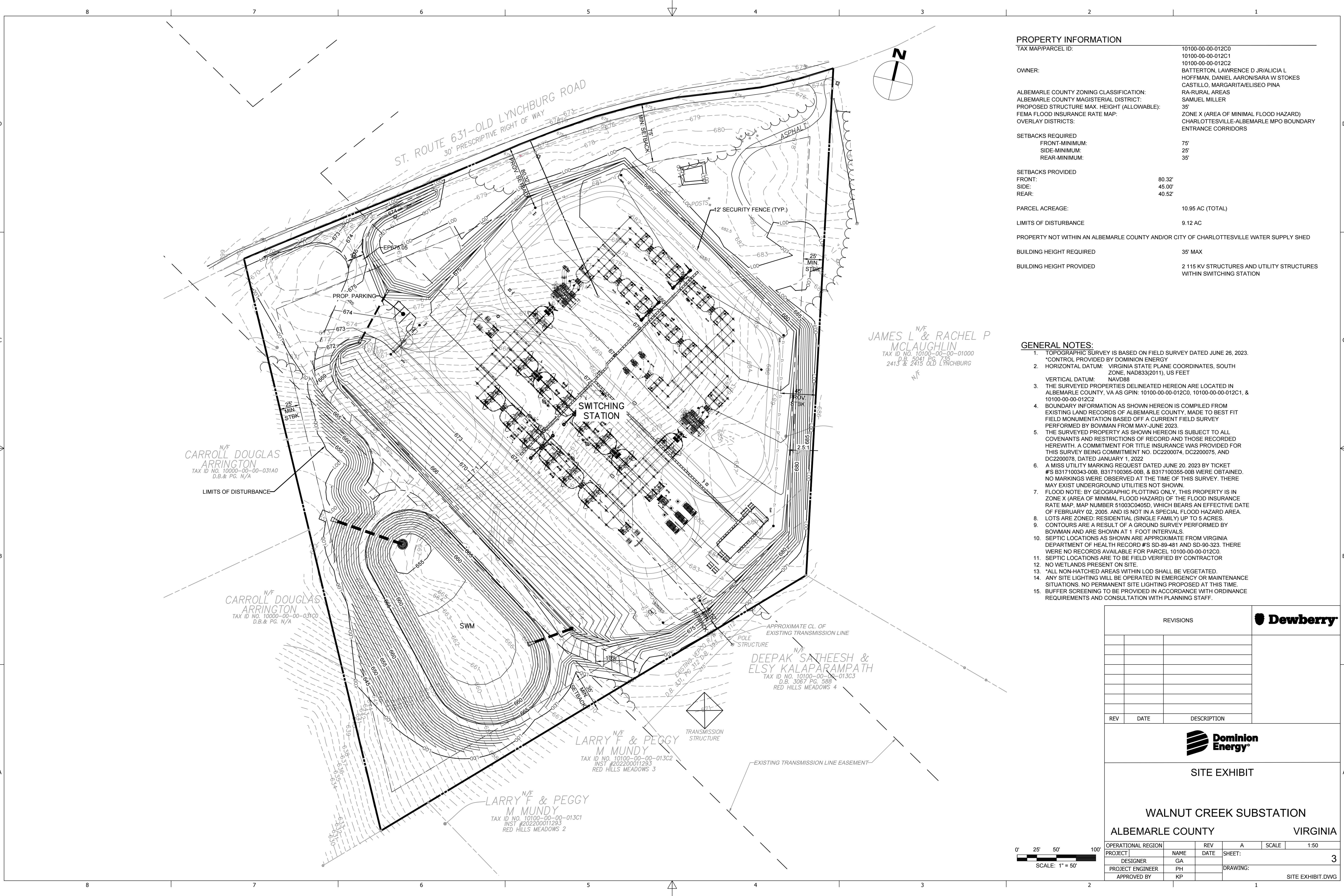
WALNUT CREEK SUBSTATION

ALBEMARLE COUNTY

VIRGINIA

OPERATIONAL REGION	NAME	REV	A	SCALE	1:50
PROJECT	GA	DATE	SHEET:	2	
DESIGNER	PH		DRAWING:		
PROJECT ENGINEER	KP				
APPROVED BY				SITE EXHIBIT.DWG	





PROPERTY INFORMATION

TAX MAP/PARCEL ID:	10100-00-00-012C0 10100-00-00-012C1 10100-00-00-012C2
OWNER:	BATTERTON, LAWRENCE D JR/ALICIA L HOFFMAN, DANIEL AARON/SARA W STOKES CASTILLO, MARGARITA/ELISEO PINA RA-RURAL AREAS SAMUEL MILLER
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PROPOSED STRUCTURE MAX. HEIGHT (ALLOWABLE):	ENTRANCE CORRIDORS
FEMA FLOOD INSURANCE RATE MAP:	
OVERLAY DISTRICTS:	
SETBACKS REQUIRED	
FRONT-MINIMUM:	75'
SIDE-MINIMUM:	25'
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REAR:	40.52'
PARCEL ACREAGE:	10.95 AC (TOTAL)
LIMITS OF DISTURBANCE	9.12 AC
PROPERTY NOT WITHIN AN ALBEMARLE COUNTY AND/OR CITY OF CHARLOTTESVILLE WATER SUPPLY SHED	
BUILDING HEIGHT REQUIRED	35' MAX
BUILDING HEIGHT PROVIDED	2 115 KV STRUCTURES AND UTILITY STRUCTURES WITHIN SWITCHING STATION

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REVISIONS					
REV	DATE	DESCRIPTION			

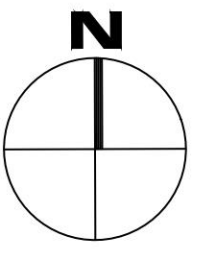
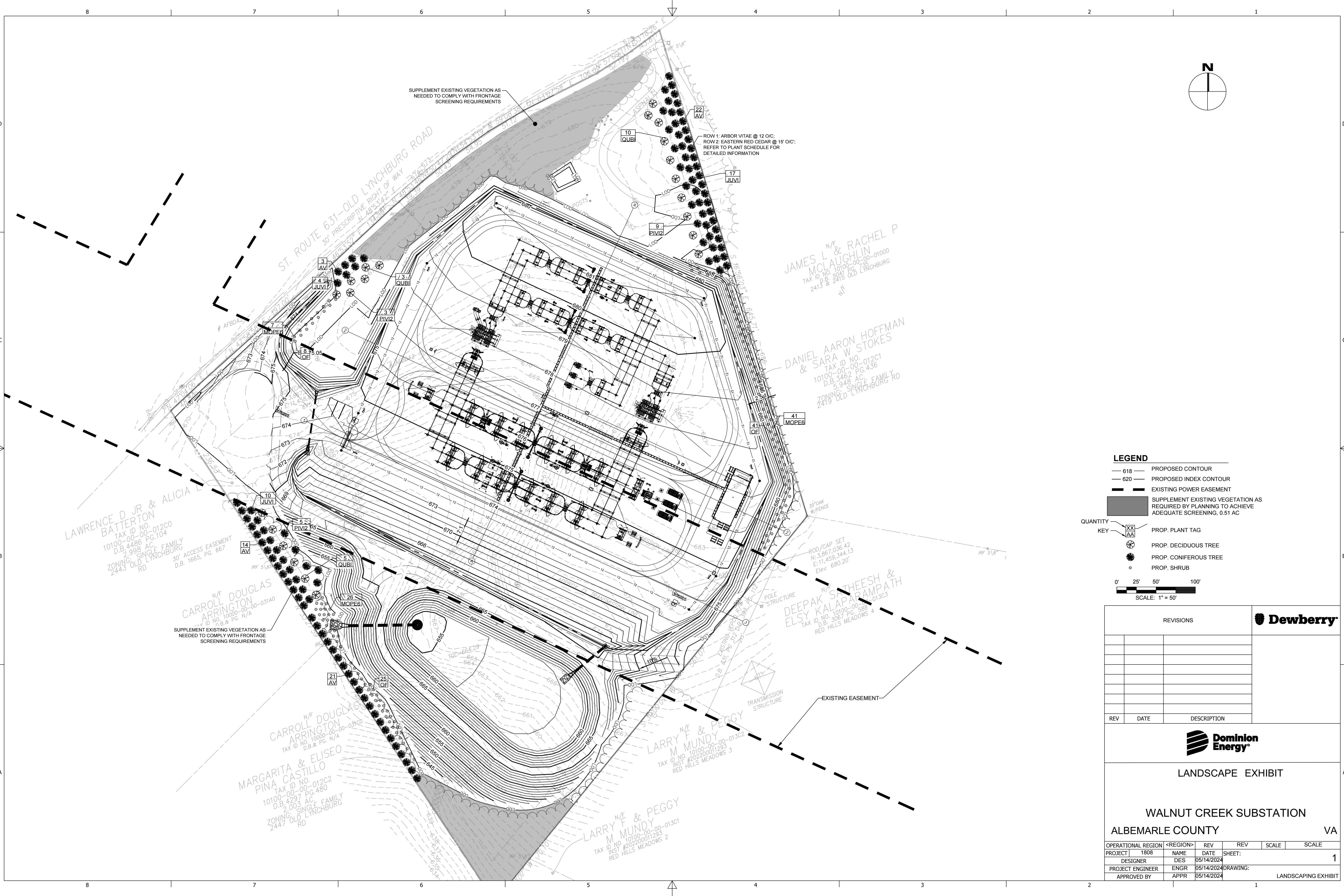


**Dominion
Energy®**

SITE EXHIBIT					
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WALNUT CREEK SUBSTATION					
ALBEMARLE COUNTY			VIRGINIA		

OPERATIONAL REGION		REV	A	SCALE	1:50
PROJECT	NAME	DATE	SHEET: 3		
DESIGNER	GA		DRAWING: SITE EXHIBIT.DWG		
PROJECT ENGINEER	PH				
APPROVED BY	KP				



LEGEND

- 618 PROPOSED CONTOUR
- 620 PROPOSED INDEX CONTOUR
- EXISTING POWER EASEMENT
- SUPPLEMENT EXISTING VEGETATION AS REQUIRED BY PLANNING TO ACHIEVE ADEQUATE SCREENING, 0.51 AC
- QUANTITY KEY: XX PROP. PLANT TAG, AA
- PROP. DECIDUOUS TREE
- PROP. CONIFEROUS TREE
- PROP. SHRUB



REVISIONS			
REV	DATE	DESCRIPTION	



LANDSCAPE EXHIBIT					
WALNUT CREEK SUBSTATION					
ALBEMARLE COUNTY VA					
OPERATIONAL REGION	<REGION>	REV	REV	SCALE	SCALE
PROJECT 1808	NAME	DATE	SHEET:	1	
DESIGNER	DES	05/14/2024	DRAWING:		
PROJECT ENGINEER	ENGR	05/14/2024	APPROVED BY		
APPROVED BY	APPR	05/14/2024	LANDSCAPING EXHIBIT		

GENERAL NOTES:

1. All plant materials shall be specified to be equal to or better than the standards for nursery stock, by the American Nursery and Landscapers Association (ANLA).

2. Trees and shrubs shall be nursery grown, unless otherwise approved, and shall be healthy and vigorous plants, free from defects, decay, disfiguring roots, sun-scald, injuries, abrasions of the bark, plant diseases, insect pest eggs, borers and all forms of infestations or objectionable disfigurements, as determined by the director of public works. Plants shall be in accordance with the current American Nursery and Landscape Association and conform in general to representative species.

3. Plant Measurements: All plants shall conform to the measurements specified in the plant schedule of the landscape plan. All plant sizes specified in the plans shall generally be the median for the size ranges indicated in the ANLA standards and, at a minimum, shall comply with the following.

A. Caliper measurements shall be taken six (6) inches above grade for trees under four (4) inches caliper, and twelve (12) inches above grade for trees four (4) inches in caliper and over.

B. Minimum branching height for all shade trees shall be six (6) feet.

C. Minimum size for planting large deciduous trees shall be two to two and one-half (2-2½) inch caliper, twelve (12) feet to fourteen (14) feet in height.

D. Minimum size for planting all other deciduous trees shall be one to one and one-half (1-½) inch caliper, six (6) feet to eight (8) feet in height.

E. Minimum size for planting evergreen trees shall be six (6) feet to seven (7) feet in height.

F. Minimum size for planting shrubs shall be eighteen (18) to twenty-four (24) inches in height or spread, except for quality dwarf varieties.

4. Plants shall be protected during delivery to prevent desiccation of leaves.

5. Insofar as is practicable, trees and shrubs shall be planted on day of delivery. If this is not possible, the contractor shall protect unplanted trees by keeping them in shade, well protected with soil, mulch or other acceptable material and shall keep trees well watered. Trees and shrubs shall not remain unplanted for more than two (2) weeks.

6. All trees and shrubs shall be planted in such a manner as to ensure their survival. This shall include the planting of intact balls, planting at proper depth, properly backfilling and watering, and construction of a planting saucer. All planting areas shall contain soils suitable for planting. Soils shall be clean and free of all construction materials. (See planting procedures for trees and planting procedures for shrubs in the latest edition of landscape specification guidelines for Baltimore, Washington Metropolitan Area, prepared by the Landscape Contractors Association of Metropolitan Washington and American Society of Landscape Architects for adequate specifications.)

7. Any rope or wire binding the ball shall be cut prior to the conclusion of backfilling operations to prevent girdling of the tree trunk.

8. If a nonbiodegradable material is used around the ball, it shall be completely removed prior to backfilling.

9. The owner of fee title to any property on which plant material has been established in accordance with an approved landscape/planting plan shall be responsible for the maintenance, repair and replacement of the approved plant materials as required by the ordinance.

10. The property owner shall be responsible for the maintenance of all buffer areas, landscaping, and screening, including replacement of dead or dying plant material, and the upkeep of any berm, walls, or fences.

11. No trees shall be located within storm drain easements unless a waiver of this requirement has been approved by the Prince William County Department of Public Works.

12. If tree preservation areas are not saved as shown on the plan, the County arborist will make an onsite inspection prior to planting to determine if changes are needed to the numbers and location of plantings required to meet the required buffering codes.

13. In accordance with Section 800 of the Design and Construction Standards Manual, a field investigation and evaluation of the existing vegetation and forested areas that are to be preserved was made. The field investigation took place in 2016. The tree save areas total approximately 0 acres and are identified on the landscape plan sheets as save areas.

14. No dry utilities shall be located within landscape areas with the exception of perpendicular crossings.

TREE PROTECTION REQUIREMENTS:

1. The permittee shall be responsible for the protection of tops, trunks and roots of all existing trees, as well as other vegetation to be retained on the site. After vegetation has been removed within the area authorized to be cleared, protective devices shall be installed along the limits of clearing and grading, prior to any construction work beginning on site. Protection shall be maintained until all work in the vicinity has been completed and shall not be removed without the consent of the director of public works. If the director of Public Works finds that the protective devices are insufficient to protect the vegetation retained on the site, additional protective devices shall be installed to insure adequate protection.

2. Once clearing is completed and protective devices installed, an inspection shall be requested to approve these items prior to commencing further construction.

3. Barricades, in accordance with the details in Section 810 of the DCSM, with appropriate signs to identify tree preservation areas shall be located along the limits of clearing line. The limits of clearing and grading line should generally be located at the drip line of the trees to be retained or spaced from the edge of the trunks equivalent to one foot for every inch in the diameter of the trees at breast height (DBH), whichever is greater. The following standards shall apply to the area within the established limits of clearing and grading line.

A. The soil shall not be disturbed or compacted.

B. Heavy equipment, vehicular traffic, stockpiling or any materials, or deposition of sediment, shall not be permitted.

C. Trees being removed shall not be felled, pushed or pulled into trees being retained. Equipment operators shall not clean any part of their equipment by slamming it against the trunks of trees to be retained.

D. No toxic materials shall be stored within fifty (50) feet of the limits of clearing and grading.

E. Burn pits shall not be permitted within one hundred (100) feet of vegetated area retained, unless approved by the director of public works. They shall be limited in size so as to not adversely affect the vegetation.

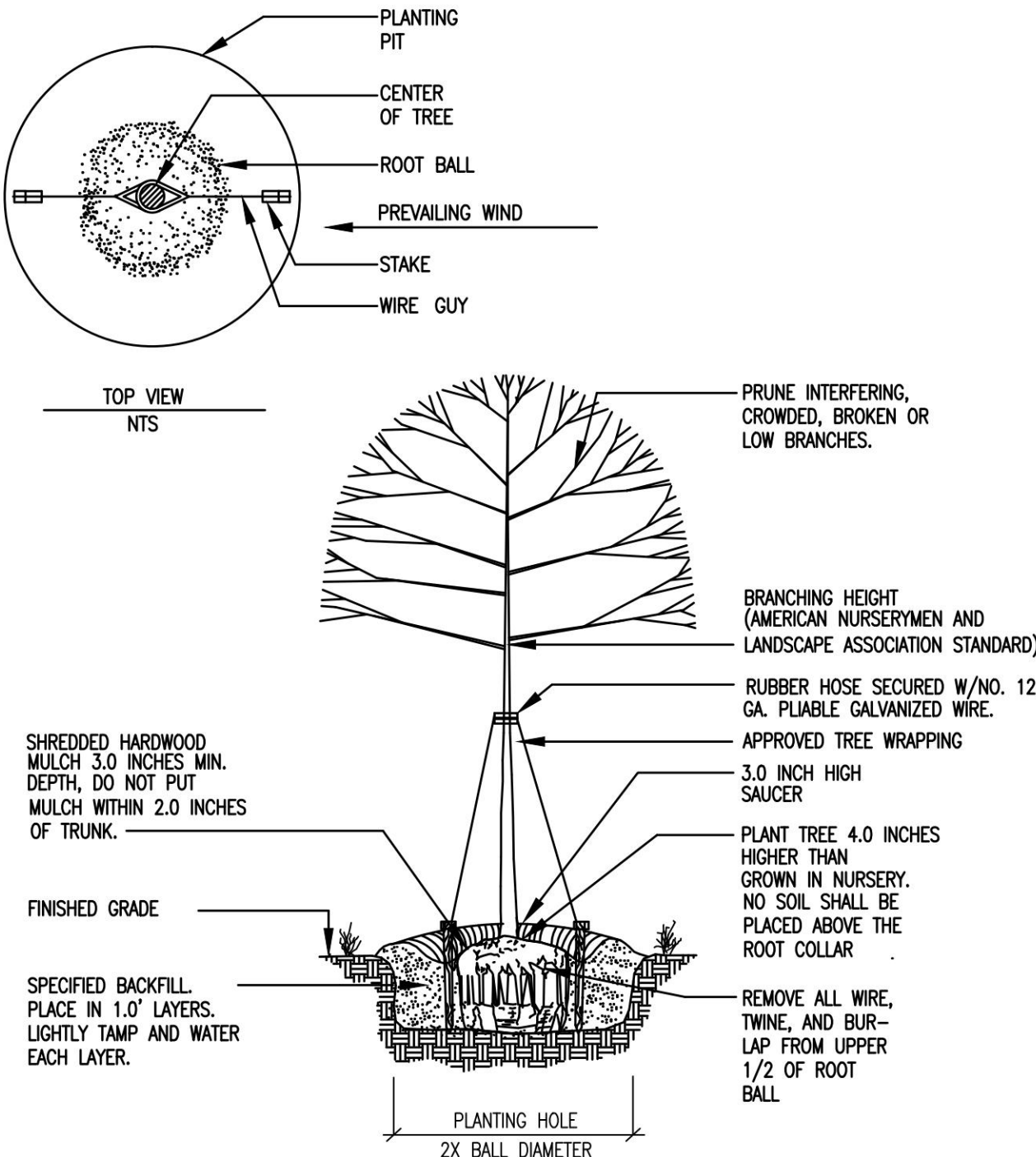
F. No protective devices, signs, utility boxes, or other objects shall be nailed to the trees to be retained on the site.

G. Additional trees may be left standing as protection between the trunks of the trees to be retained and the limits of grading. If the trunks of trees in this preservation area are more than six (6) feet apart, additional protection devices may be required to prevent passage of equipment and material through the area. When additional trees are used as protection, the limits of clearing shown on the approved plan shall be flagged in the field so that the additional preservation area is delineated. When this method of protection is used, these additional trees shall be removed prior to completion of the project if required by the director of Public Works.

H. Sediment-laden runoff shall be diverted away from the preservation area. When the edge of a parking lot abuts a tree preservation area, curb and gutter rolled asphalt or similar type of guttering material shall be used to divert concentrated runoff away from the tree preservation area.

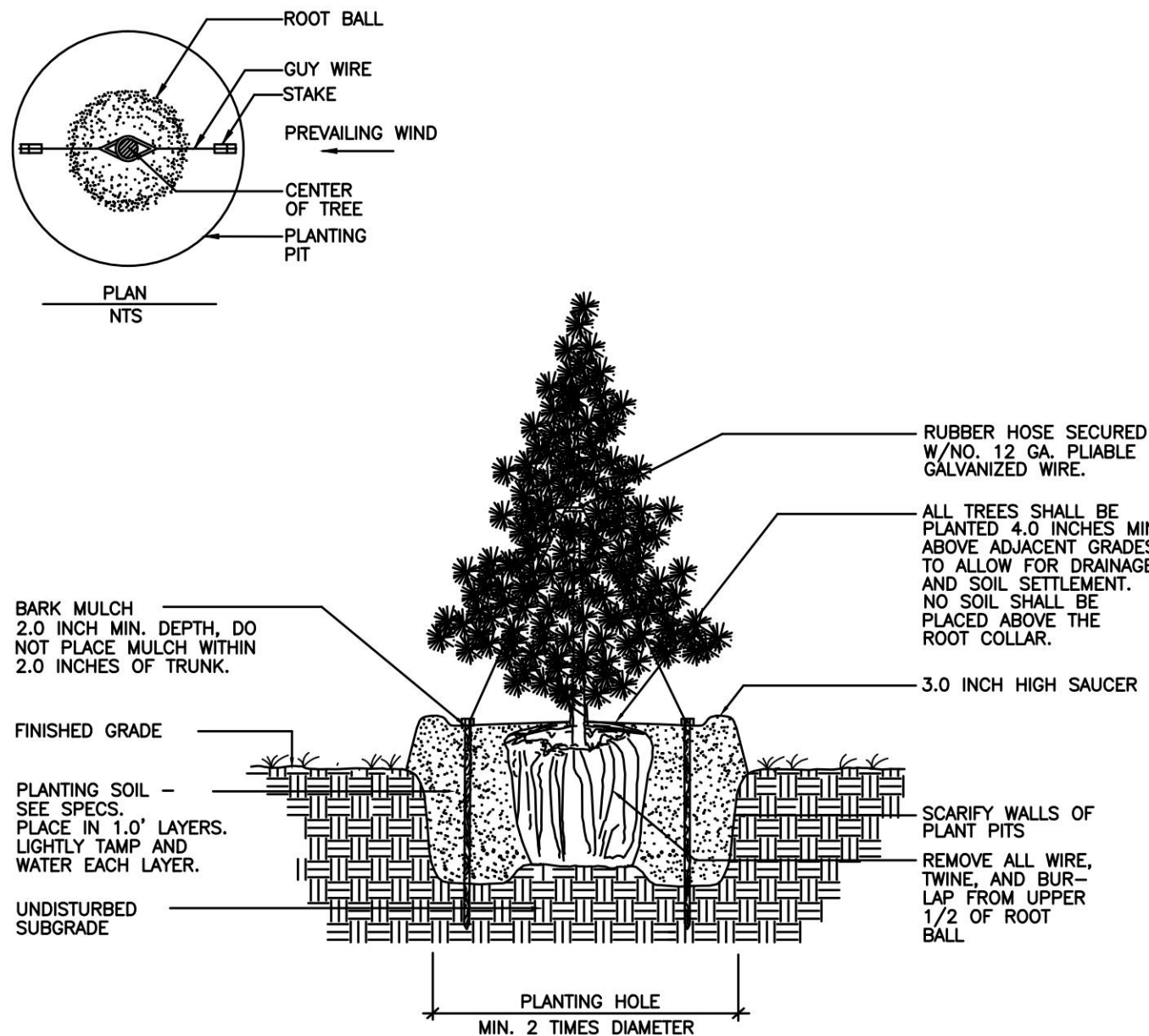
SOIL RESTORATION REQUIREMENTS:

1. To facilitate adequate expansion of tree and shrub roots to support healthy plants, all areas of the proposed landscape buffers which have been subject to pavement and/or compaction shall have all foreign materials (asphalt, concrete, gravel, debris, etc.) removed and all soil loosened to a depth of at least 3' prior to planting. A top dressing of at least 6" of clean topsoil shall be provided. This topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, or loamy sand. The topsoil shall not be a mixture of or contain contrasting textured subsoils, the topsoil shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, sticks, roots, trash, or other materials larger than 1 ½" in diameter and shall not contain gravel. The topsoil shall contain a minimum of 5% natural fine organic matter, such as leaf mold, peat moss, etc.



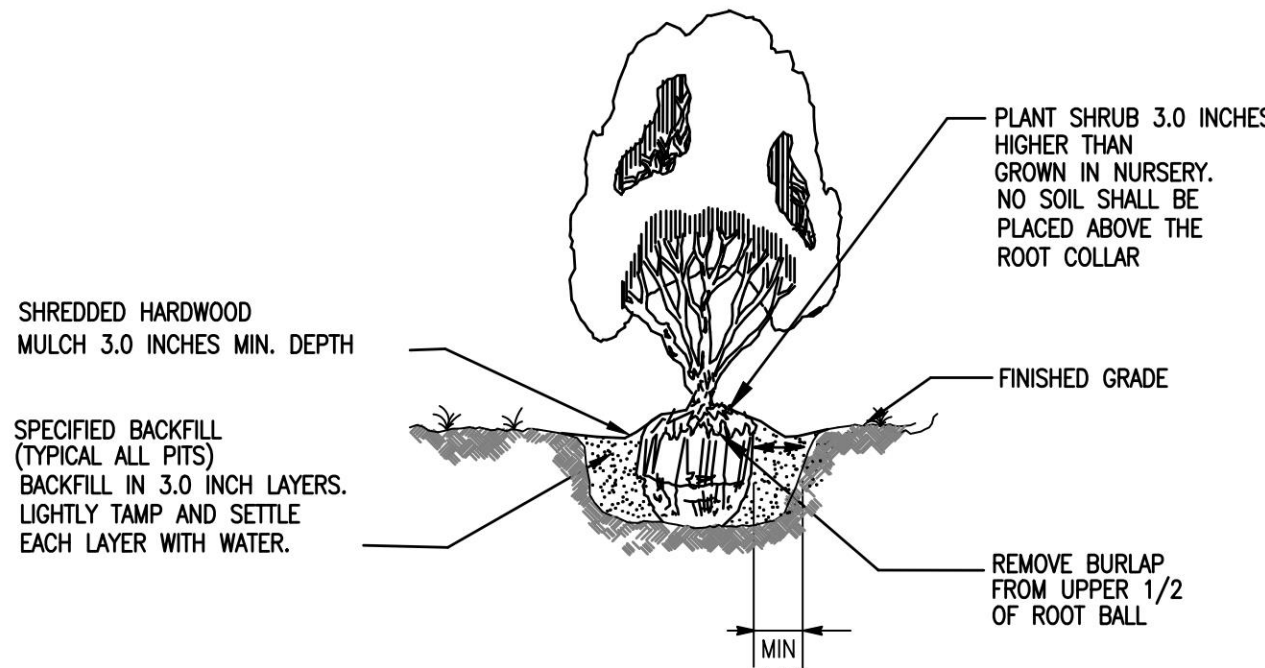
TYPICAL SHADE TREE PLANTING DETAIL

NOT TO SCALE



TYPICAL EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



TYPICAL SHRUB PLANTING DETAIL

NOT TO SCALE

PLANT LIST - SCHEDULE					
KEY	QTY	BOTANICAL NAME	COMMON NAME	REMARKS	SIZE
SHRUB					
MOPE6	74	MORELLA PENSYLVANICA	NORTHERN BAYBERRY		
OF	74	OSMANTHUS X FORTUNEI	FORTUNES OSMANTHUS		
DECIDUOUS TREE					
QUBI	18	QUERCUS BICOLOR	SWAMP WHITE OAK		
CONIFEROUS TREE					
AV	60	THUJA STANDISHII X PLICATA	ARBORVITAE GREEN GIANT		
JUVI	31	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	B&B	7-8' HT
PIVI2	17	PINUS VIRGINIANA	VIRGINIA PINE	B&B	7-8' HT

REVISIONS				
REV	DATE	DESCRIPTION		



LANDSCAPE DETAILS					
WALNUT CREEK SUBSTATION					
ALBEMARLE COUNTY					
VA					
OPERATIONAL REGION	<REGION>	REV	REV	SCALE	SCALE
PROJECT	1808	NAME	DATE	SHEET:	
DESIGNER		DES	05/14/2024	2	
PROJECT ENGINEER		ENGR	05/14/2024	DRAWING:	
APPROVED BY		APPR	05/14/2024	LANDSCAPING EXHIBIT	

Project

Catalog #

Type

Prepared by

Notes

Date

Streetworks

Navion

Roadway & High Mast Luminaire

Product Features

- Interactive Menu
- Ordering Information
- Mounting Details
- Optical Distributions
- Product Specifications
- Energy and Performance Data
- Control Options

Quick Facts

- Patented, high-efficiency AccuLED Optics system provides uniform illumination in 16 different optical distributions
- Lumen packages range from 7,500 - 41,000 nominal lumens (30W - 380W)
- Tool-less entry, hinged removable power door for easy maintenance
- Efficacies up to 158 lumens per watt

1, 2 or 3 Light Squares

5 Light Squares

4, 5 or 6 Light Squares

8 Light Squares

Notes:

- 1. Dimensions shown are for standard configurations. See all product variations on the Cooper Lighting website.
- 2. See CoS for 3000 CCT and warm white.

Streetworks

Navion

Ordering Information

Product Family

Configuration

Light Engine

Color Temperature

Voltage

Distribution

Mounting

Finish

Options (Add as Suffix)

Notes

Product Family

Configuration

Light Engine

Color Temperature

Voltage

Distribution

Mounting

Finish

Options (Add as Suffix)

Notes

COOPER Lighting Solutions

Product Family

Configuration

Light Engine

Color Temperature

Voltage

Distribution

Mounting

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Streetworks

Navion

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COOPER Lighting Solutions

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Streetworks

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Ordering Information

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Configuration

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Mounting

Finish

Options (Add as Suffix)

Notes

Product Family

Configuration

Light Engine

Color Temperature

Voltage

Distribution

Mounting

Finish

Options (Add as Suffix)

Notes

COOPER Lighting Solutions

Product Family

Configuration

Light Engine

Color Temperature

Voltage

Distribution

Mounting

Finish

Streetworks

Navion

Ordering Information

Product Family

Configuration

Light Engine

Color Temperature

Voltage

Distribution

Mounting

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Options (Add as Suffix)

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Mounting

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SLIM12Y/PC

RAB

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Options (Add as Suffix)

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SLIM12Y/PC

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COOPER Lighting Solutions

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COOPER Lighting Solutions

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Light Engine

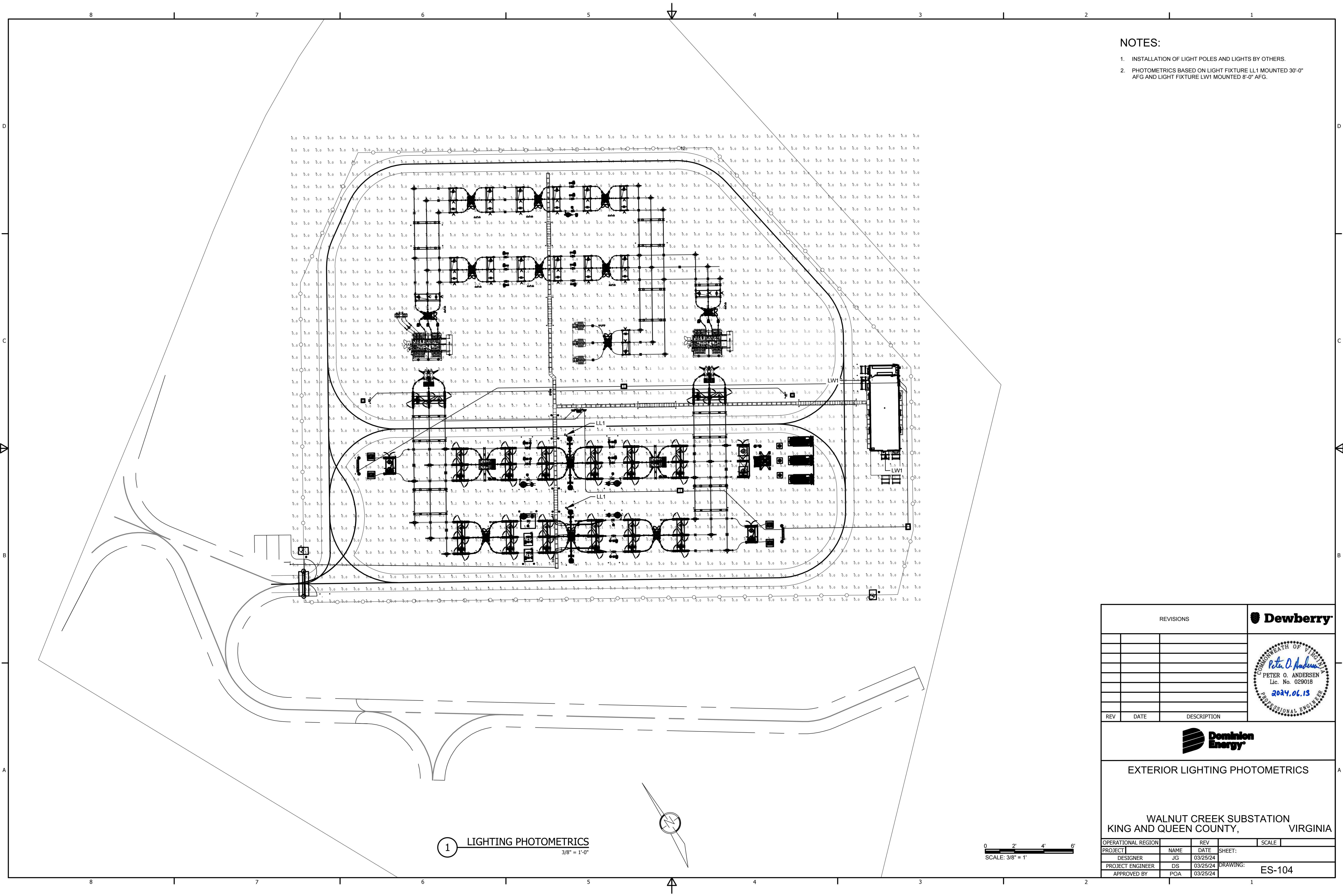
Color Temperature

Voltage

Distribution

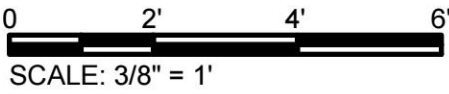
Mounting

Finish



- NOTES:
1. INSTALLATION OF LIGHT POLES AND LIGHTS BY OTHERS.
 2. PHOTOMETRICS BASED ON LIGHT FIXTURE LL1 MOUNTED 30'-0" AFG AND LIGHT FIXTURE LW1 MOUNTED 8'-0" AFG.

1 LIGHTING PHOTOMETRICS
3/8" = 1'-0"



REVISIONS			
REV	DATE	DESCRIPTION	

EXTERIOR LIGHTING PHOTOMETRICS

WALNUT CREEK SUBSTATION
KING AND QUEEN COUNTY, VIRGINIA

OPERATIONAL REGION	NAME	REV	DATE	SHEET	SCALE
PROJECT	JG	03/25/24			
DESIGNER	DS	03/25/24			
PROJECT ENGINEER	POA	03/25/24			
APPROVED BY					

DRAWING: ES-104