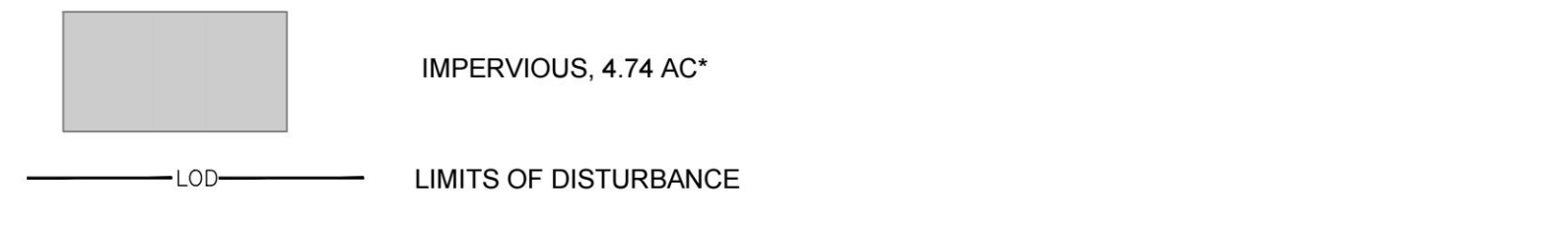


**PROPERTY INFORMATION**

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



- 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
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  - CONTOURS ARE A RESULT OF A GROUND SURVEY PERFORMED BY BOWMAN AND ARE SHOWN AT 1 FOOT INTERVALS.
  - SEPTIC LOCATIONS AS SHOWN ARE APPROXIMATE FROM VIRGINIA DEPARTMENT OF HEALTH RECORD #S SD-89-481 AND SD-90-323. THERE WERE NO RECORDS AVAILABLE FOR PARCEL 10100-00-00-012C0.
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  - ANY SITE LIGHTING WILL BE OPERATED IN EMERGENCY OR MAINTENANCE SITUATIONS. NO PERMANENT SITE LIGHTING PROPOSED AT THIS TIME.
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REVISIONS		
REV	DATE	DESCRIPTION

**Dewberry**

**Dominion Energy**

**SITE EXHIBIT**

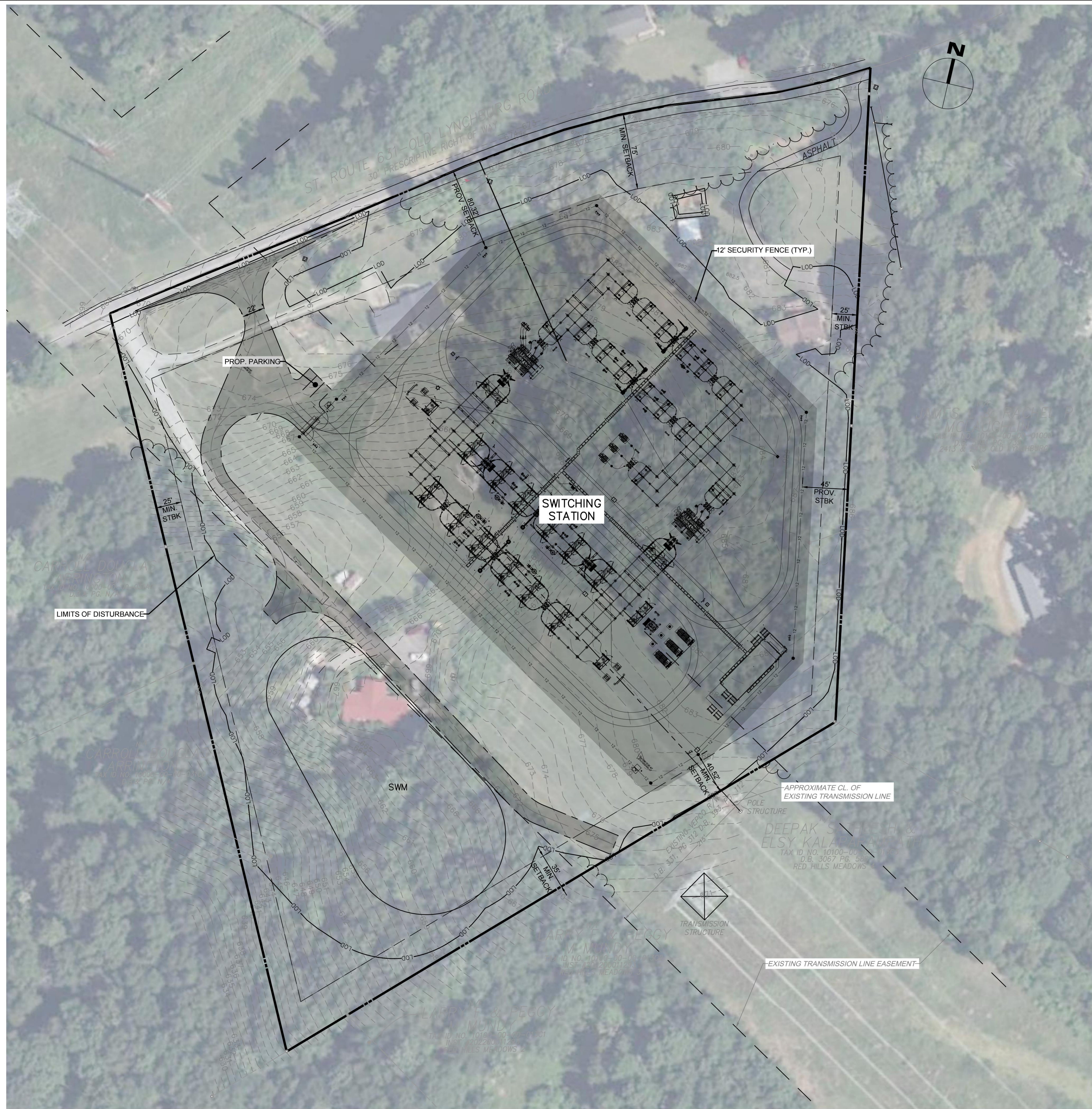
**WALNUT CREEK SUBSTATION**

**ALBEMARLE COUNTY VIRGINIA**

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







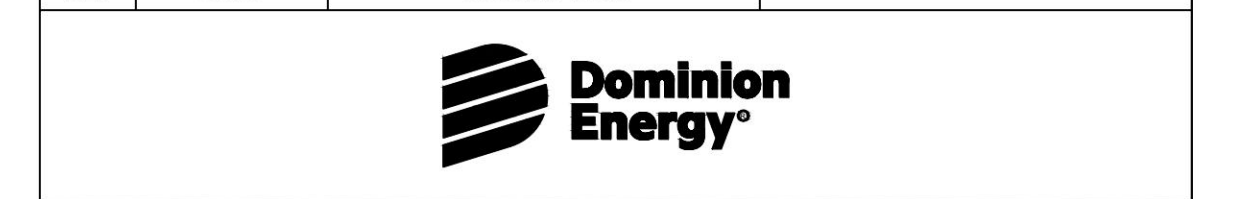
**PROPERTY INFORMATION**

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
ALBEMARLE COUNTY ZONING CLASSIFICATION:	35'
ALBEMARLE COUNTY MAGISTERIAL DISTRICT:	CHARLOTTESVILLE-ALBEMARLE MPO BOUNDARY
PROPOSED STRUCTURE MAX. HEIGHT (ALLOWABLE):	ENTRANCE CORRIDORS
FEMA FLOOD INSURANCE RATE MAP:	ZONE X (AREA OF MINIMAL FLOOD HAZARD)
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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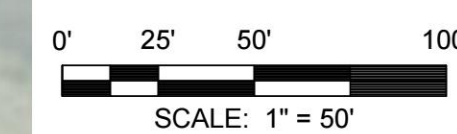
REVISIONS			
REV	DATE	DESCRIPTION	



**SITE EXHIBIT**

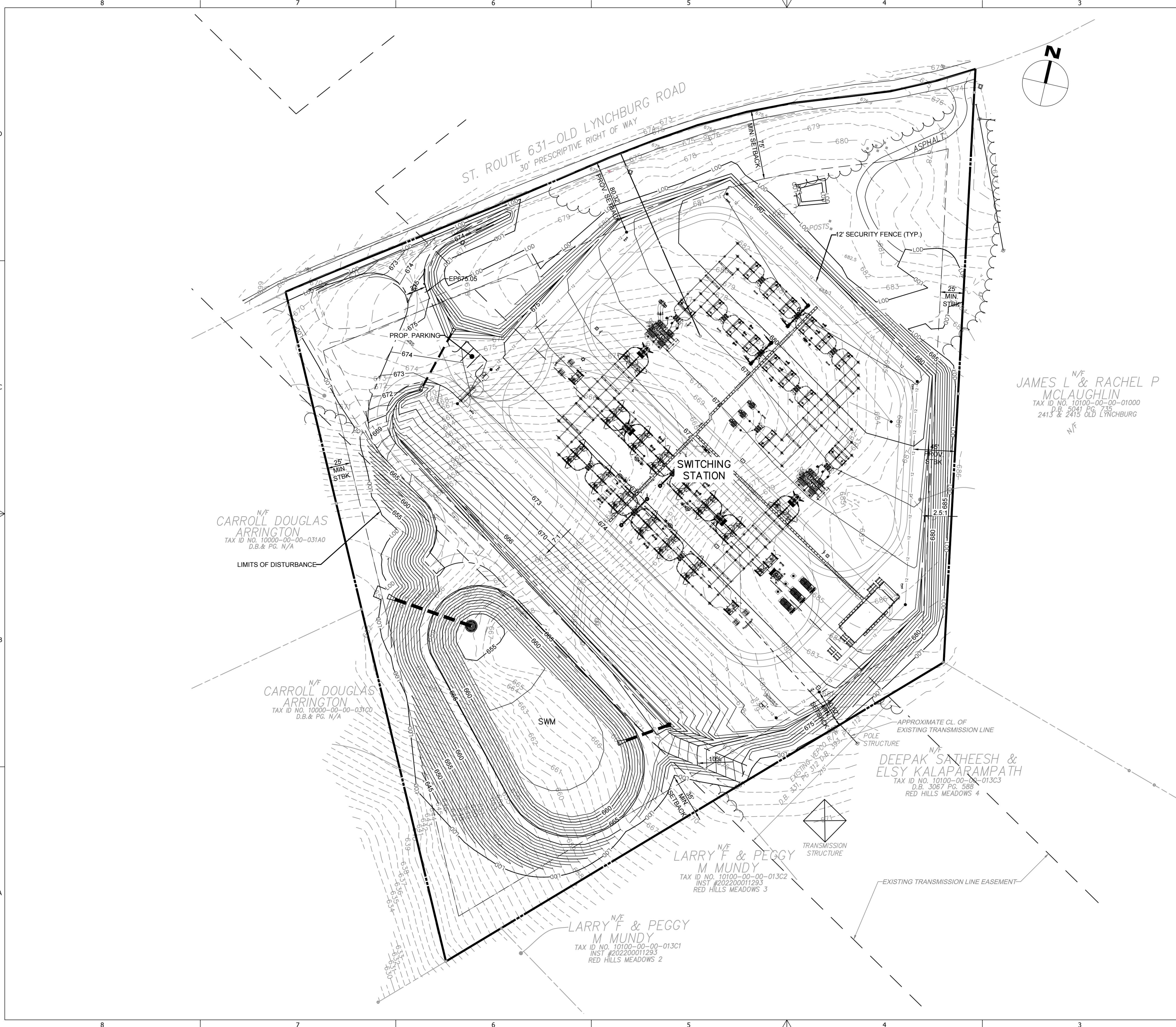
**WALNUT CREEK SUBSTATION**

**ALBEMARLE COUNTY VIRGINIA**



OPERATIONAL REGION	NAME	REV	A	SCALE	1:50
PROJECT	GA	DATE	SHEET:		<b>2</b>
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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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'
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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	
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BUILDING HEIGHT PROVIDED	2 115 KV STRUCTURES AND UTILITY STRUCTURES WITHIN SWITCHING STATION

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REVISIONS		
REV	DATE	DESCRIPTION

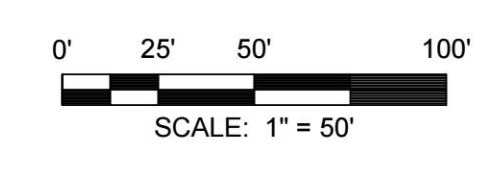


**SITE EXHIBIT**

**WALNUT CREEK SUBSTATION**

**ALBEMARLE COUNTY VIRGINIA**

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









**GENERAL NOTES:**

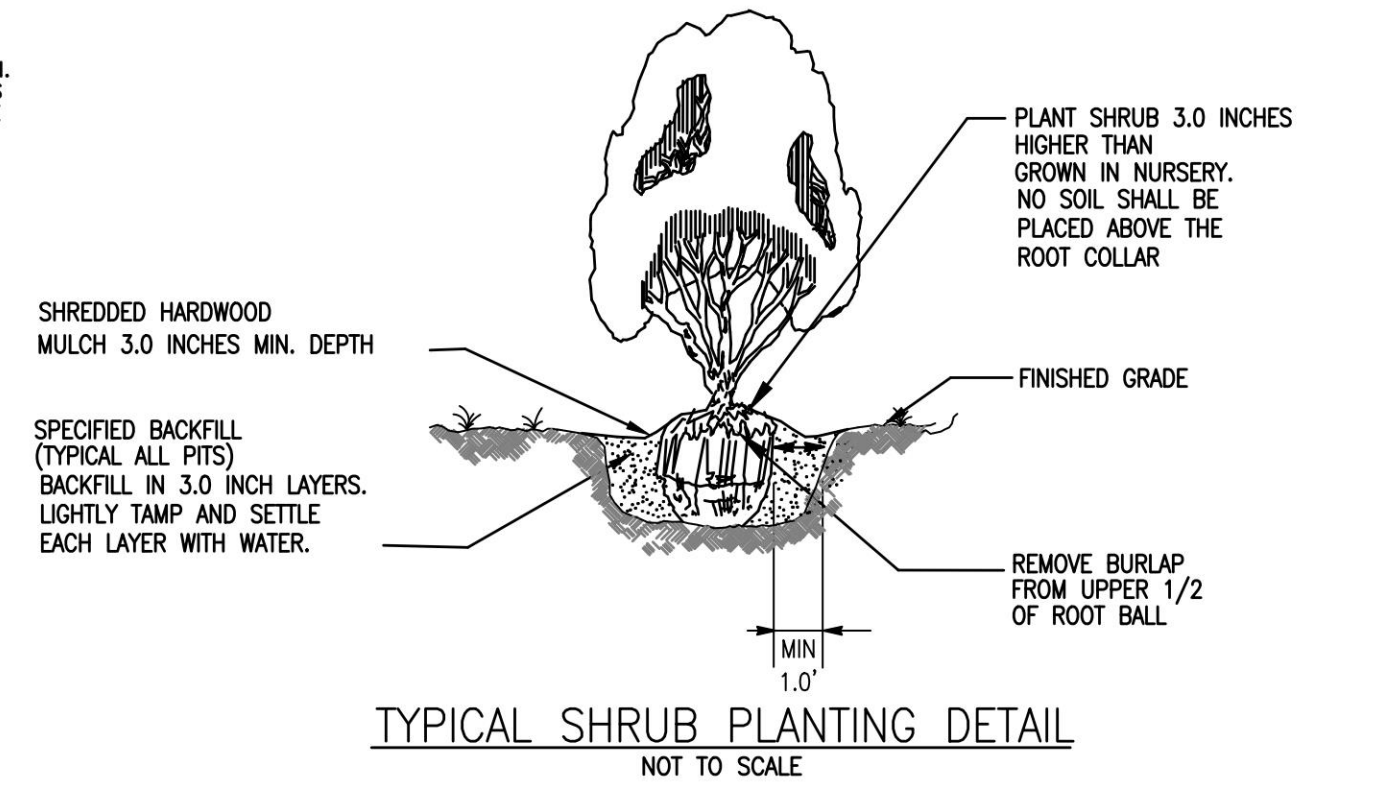
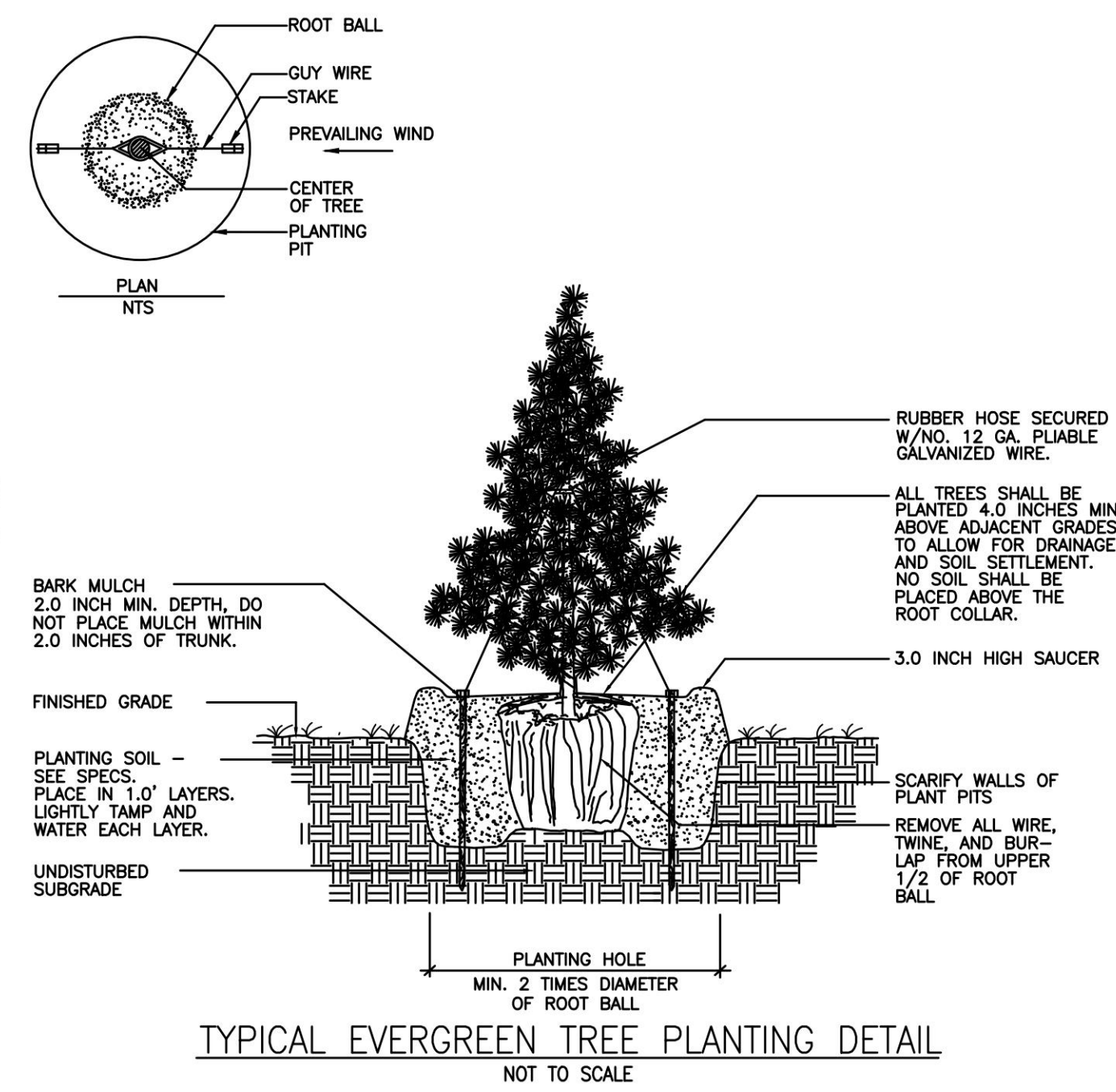
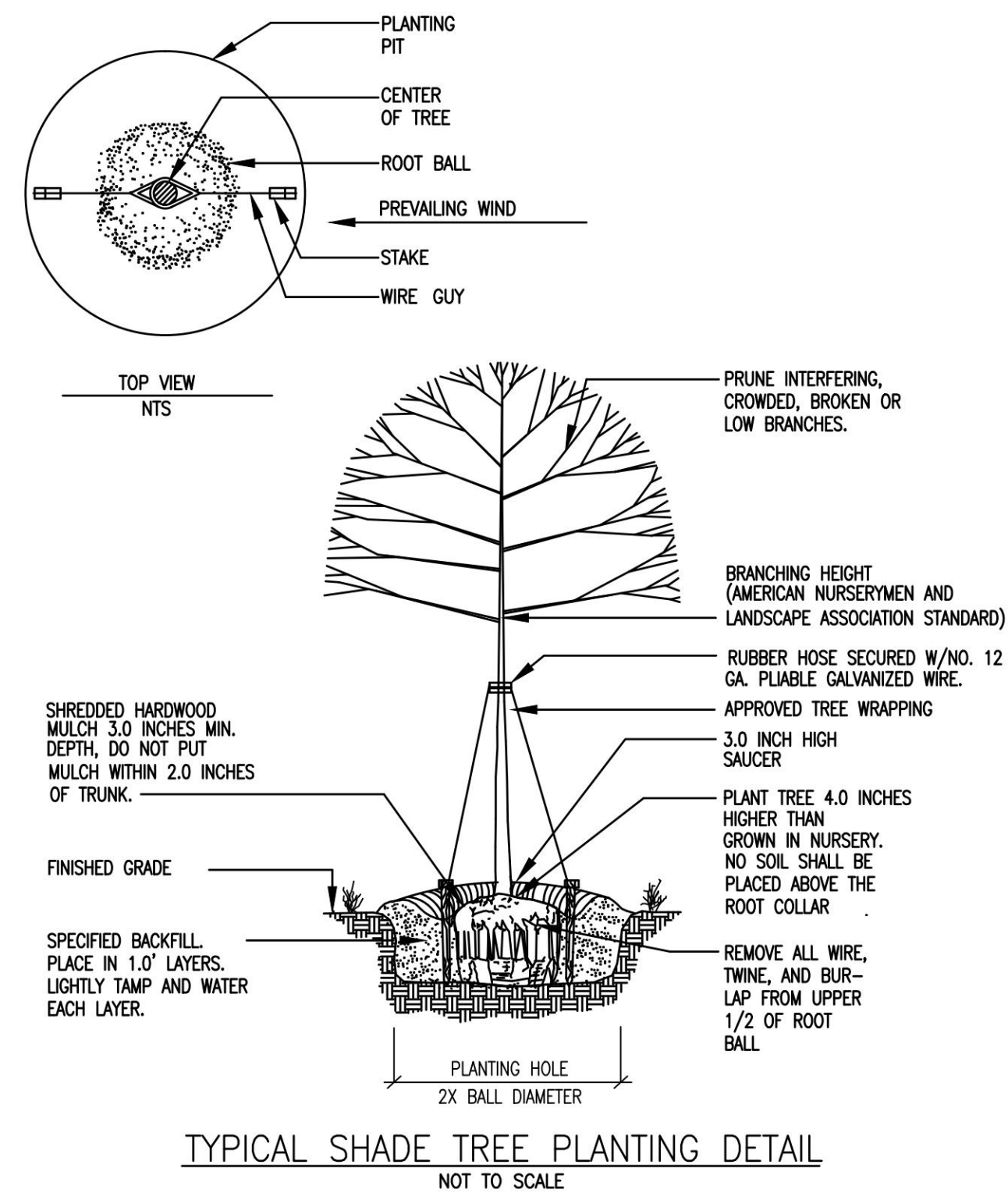
1. All plant materials shall be specified to be equal to or better than the standards for nursery stock, by the American Nursery and Landscapers Association (ANLA).
2. Trees and shrubs shall be nursery grown, unless otherwise approved, and shall be healthy and vigorous plants, free from defects, decay, 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 (1-1½) 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 DCSSM, 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 1/2" 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.



PLANT LIST - SCHEDULE						
KEY	QTY	BOTANICAL NAME	COMMON NAME	REMARKS	SIZE	
<b>SHRUB</b>						
MOPE6	74	MORELLA PENNSYLVANICA	NORTHERN BAYBERRY			
OF	74	OSMANTHUS X FORTUNEI	FORTUNES OSMANTHUS			
<b>DECIDUOUS TREE</b>						
QUBI	18	QUERCUS BICOLOR	SWAMP WHITE OAK			
<b>CONIFEROUS TREE</b>						
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

**Dewberry**

REVISIONS			
REV	DATE	DESCRIPTION	

**Dominion Energy**

**LANDSCAPE DETAILS**

**WALNUT CREEK SUBSTATION**  
ALBEMARLE COUNTY VA

OPERATIONAL REGION	<REGION>	REV	REV	SCALE	SCALE
PROJECT	1808	NAME	DATE	SHEET: <b>2</b>	
DESIGNER	DES	05/14/2024			
PROJECT ENGINEER	ENGR	05/14/2024		DRAWING: LANDSCAPING EXHIBIT	
APPROVED BY	APPR	05/14/2024			



Project	Catalog #	Type
Prepared by	Notes	Date



## Streetworks Navion

### Roadway & High Mast Luminaire

#### Product Features

- Patented, high-efficiency AccuLED Optics system provides uniform illumination in 16 different optical distributions
- Lumen packages range from 7,500 - 41,000 nominal lumens (50W - 380W)
- Tool-less entry, hinged removable power door for easy maintenance
- Efficacies up to 158 lumens per watt

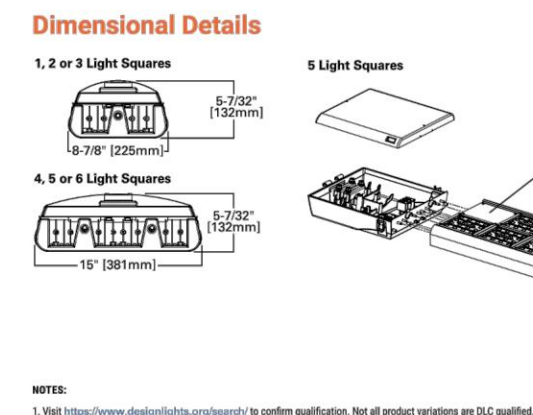
#### Product Certifications

#### Connected Systems

- WaveLinx
- Enlighted

#### 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 (50W - 380W)
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## Streetworks Navion

### Ordering Information

Product Family	Light Engine	Color Temperature	Voltage	Mounting	Finish
WAVE	WAVE	2700K, 3000K	120/277V	1/2" Thread	Black
WAVE	WAVE	2700K, 3000K	120/277V	1/2" Thread	Black
WAVE	WAVE	2700K, 3000K	120/277V	1/2" Thread	Black

#### LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul
L-LumenSafe Technology	B-Series Camera, Standard	A-Cable, Ethernet Network SW Card
L-LumenSafe Technology	B-Series Camera, Standard	B-Cable, Ethernet Network SW Card
L-LumenSafe Technology	B-Series Camera, Standard	C-Cable, Ethernet Network SW Card

Project	Catalog #	Type
Prepared by	Notes	Date



## Streetworks Navion

### Roadway & High Mast Luminaire

#### Product Features

- Patented, high-efficiency AccuLED Optics system provides uniform illumination in 16 different optical distributions
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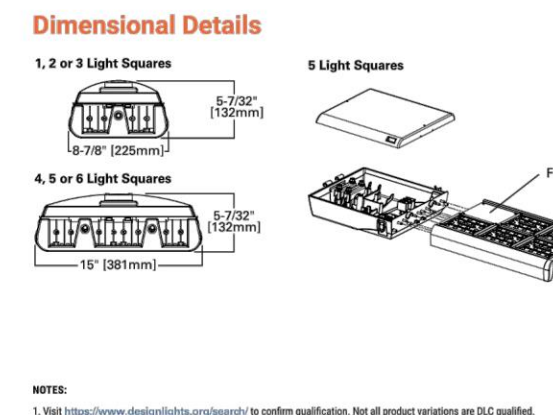
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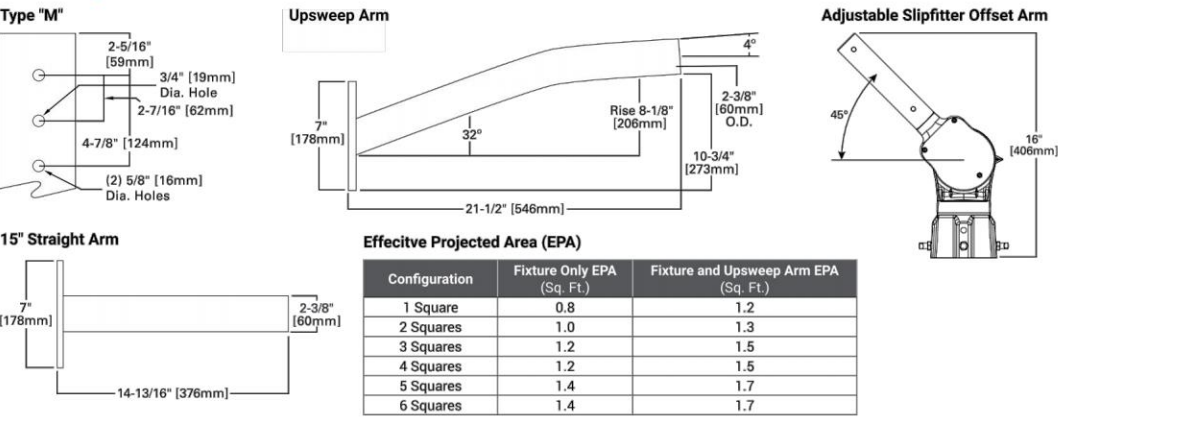
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- Tool-less entry, hinged removable power door for easy maintenance
- Efficacies up to 158 lumens per watt

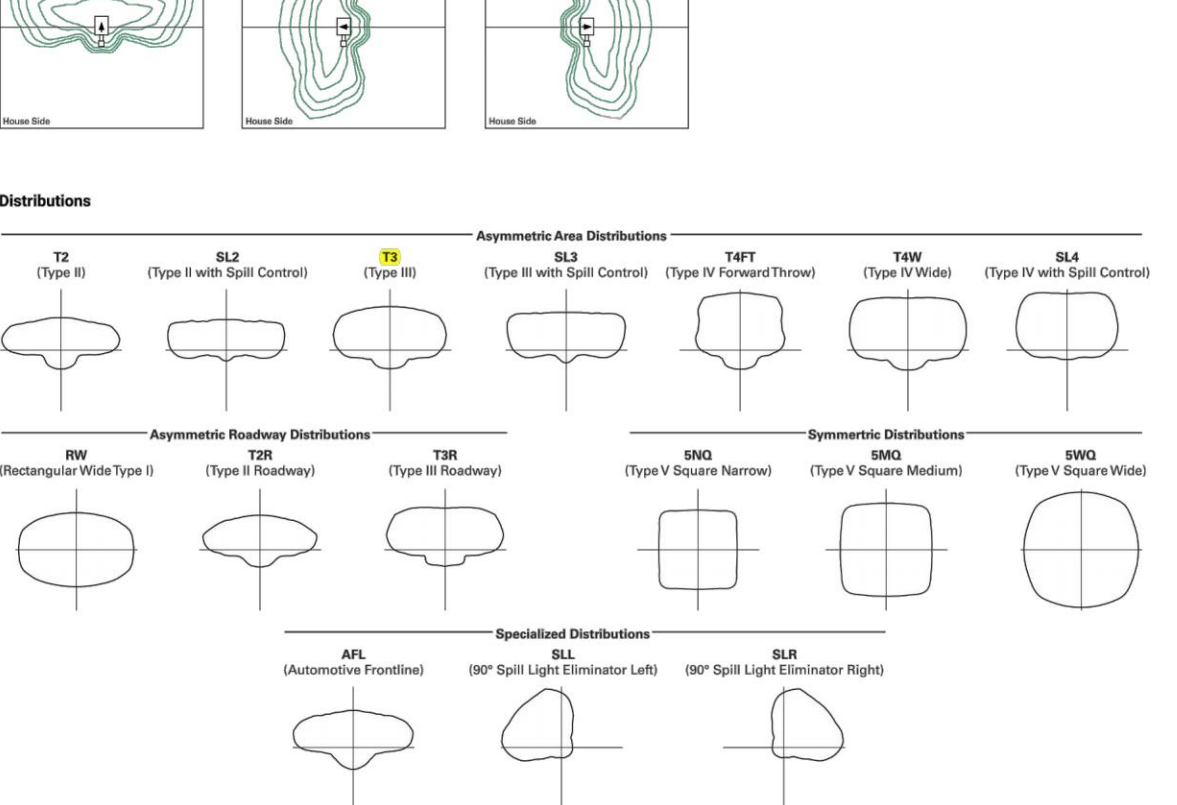


## Streetworks Navion

### Mounting Details



### Optical Configurations



## Streetworks Navion

### Product Specifications

Construction	Finish	Warranty
Die-cast aluminum housing and door	Housing and cast parts finished in free-stage super 1000 polyester powder coat (PCC) 2.5 mil nominal thickness	1 Year limited warranty consult website for details
Extruded aluminum heat sink	Heat sink is anodized aluminum	

#### Energy and Performance Data

Drive Current	Ambient Temperature	THP ±1 Lumen Maintenance (100,000 Hours)	Projected L70 Hours	Lumen Multiplier
Up to 1A	Up to 50°C	> 95%	41,000	1.0
1.2A	Up to 40°C	> 90%	205,000	1.0



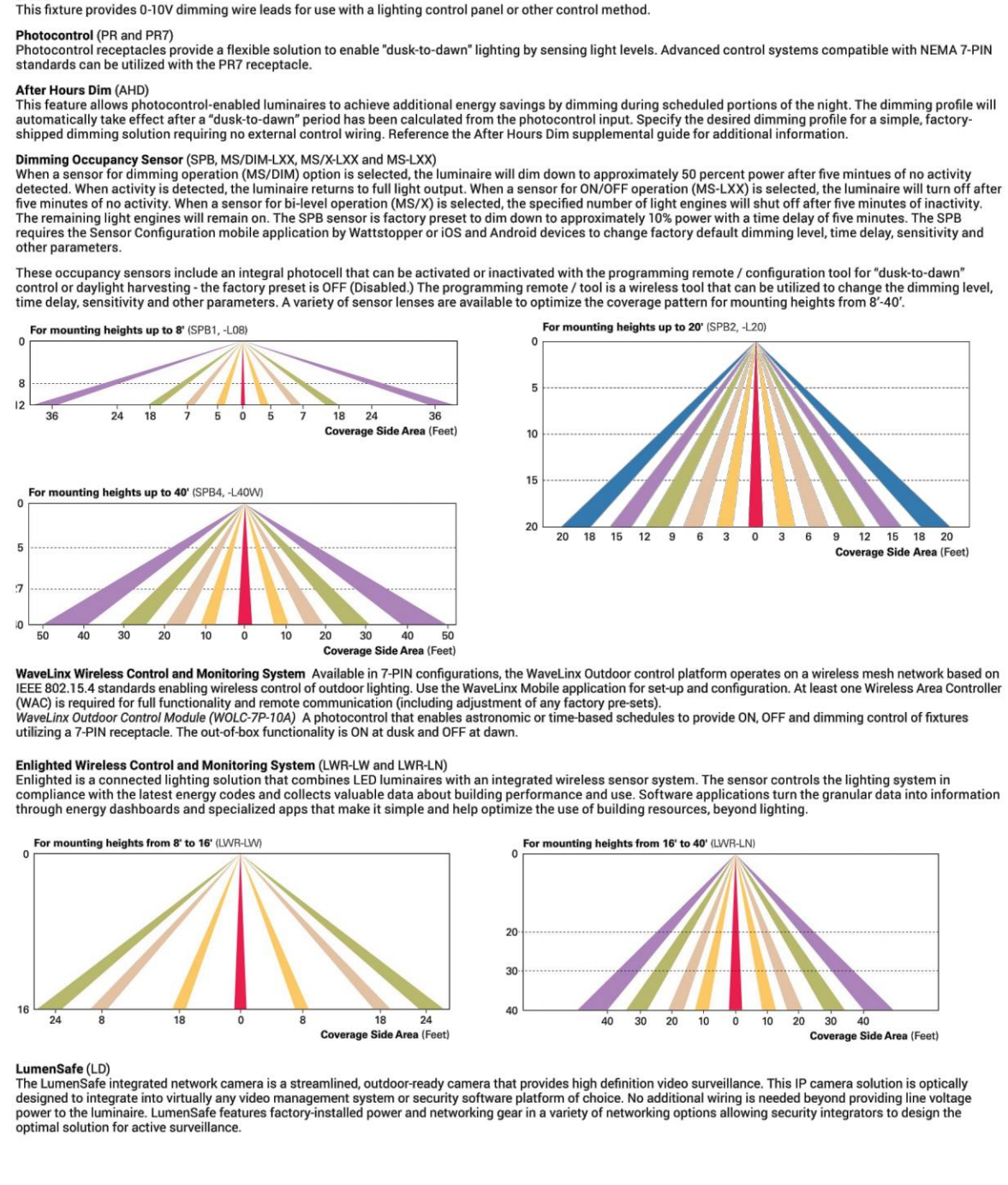
## Streetworks Navion

### Power and Lumens (1-3 Light Squares)

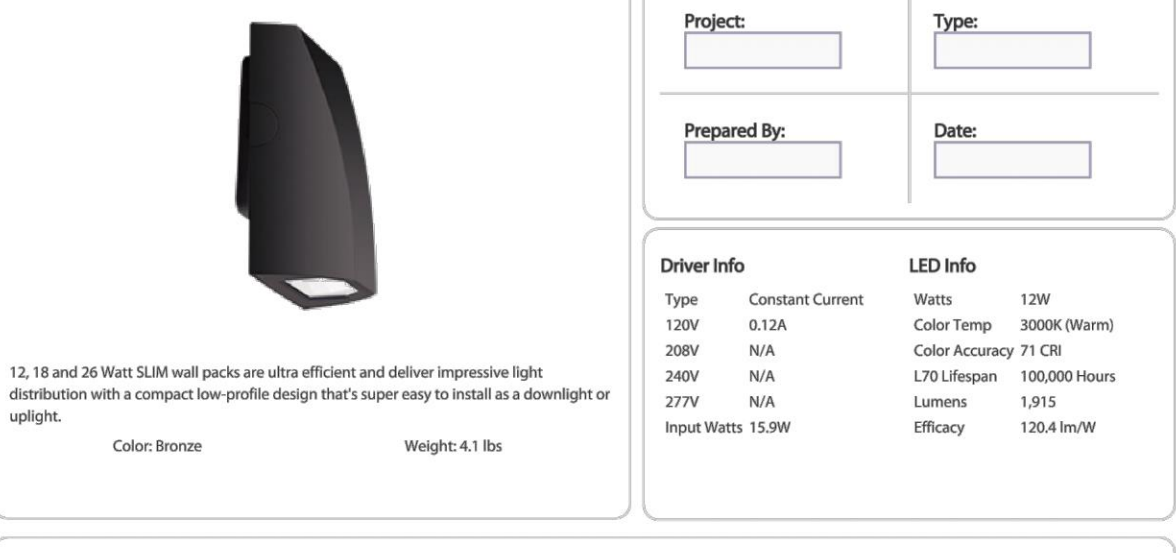
Number of Light Squares	SAA1	SAA2	SAA3	SAA4	SAA5	SAA6	SAA7	SAA8	SAA9	SAA10	SAA11	SAA12	SAA13	SAA14	SAA15	SAA16
1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

## Streetworks Navion

### Control Options



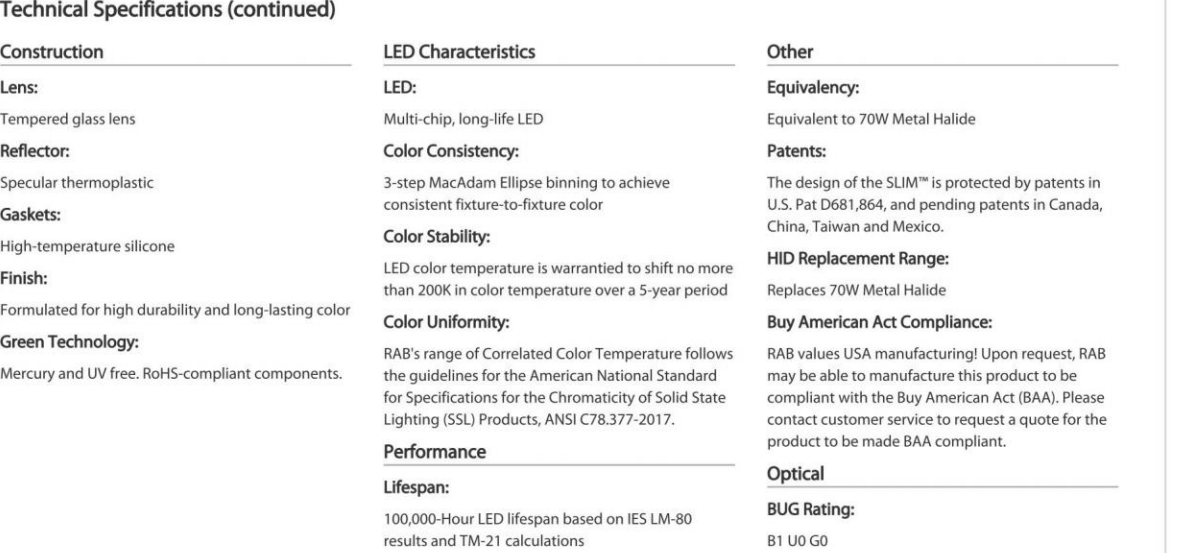
## SLIM12Y/PC RAB



#### Technical Specifications

Electrical	Mechanical	Compliance
Conform: Class 2, 100-277V, 50/60 Hz, 40V surge protection, 1.20V-0.14A, 208V-0.08A, 240V-0.07A, 277V-0.06A	ADA Compliant: SLIM™ is ADA Compliant RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with ISO 9001:2015 and ISO 14001:2015 DLC Listed: This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities DLC Product Code: P000171L	IP Rating: Ingress protection rating of IP66 for dust and water Cold Weather Starting: The minimum starting temperature is -40°C (-40°F)

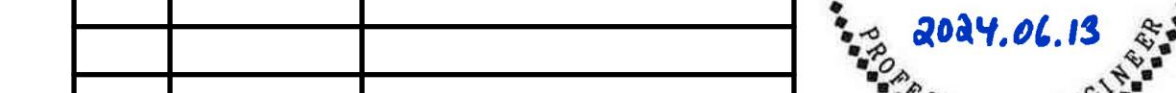
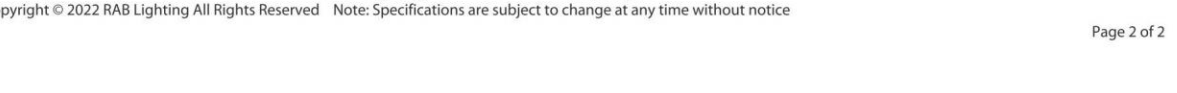
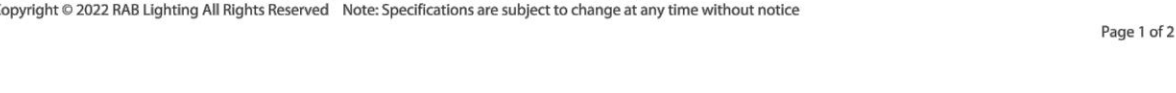
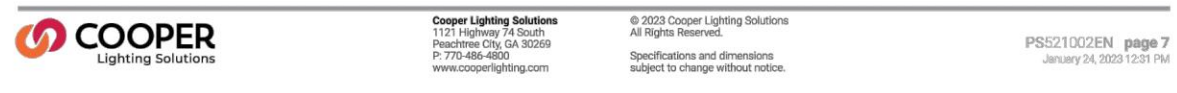
## SLIM12Y/PC RAB



#### Ordering Matrix

Family	Wattage	Color Temp	Finish	Driver	Options
SLIM	12	Y			/PC
	12 = 12W	Blank = 3000K Cool	Blank = Bronze	Blank = Standard (120-277V)	Blank = No Option
	18 = 18W	N = 4000K Neutral	W = White	/DSD = Dimmable	/PC = 120V Button
	26 = 26W	Y = 3000K Warm			/C = 277V Button
					A.C. Lightbulb Controller

COMMONWEALTH OF VIRGINIA  
**PETER O. ANDERSEN**  
 Lic. No. 029018  
 2024.06.13  
 PROFESSIONAL ENGINEER



### FIXTURE SCHEDULE

REV	DATE	DESCRIPTION	MANUFACTURER AND MODEL
LL1	140W (max)	POLE-MOUNTED, 120-277V ac, 2 SQUARE LED ENGINE LIGHT FIXTURE WITH 800mA DRIVE CURRENT, COLOR TEMPERATURE OF 4000K, 70CRI, TYPE 3 DISTRIBUTION, GREY HOUSING, 1050mA DRIVER, 11,697 LUMENS, WET LOCATION LISTED.	COOPER NVN-SA2B-740-U-T3-AP
LW1	12W (max)	WALL-MOUNTED, 120-277V ac, DIE CASE ALUMINUM HOUSING BRONZE, WALL PACK, COLOR TEMPERATURE OF 3000K, 71CRI, 1915 LUMENS, WET LOCATION LISTED.	RAB SLIM12Y/PC

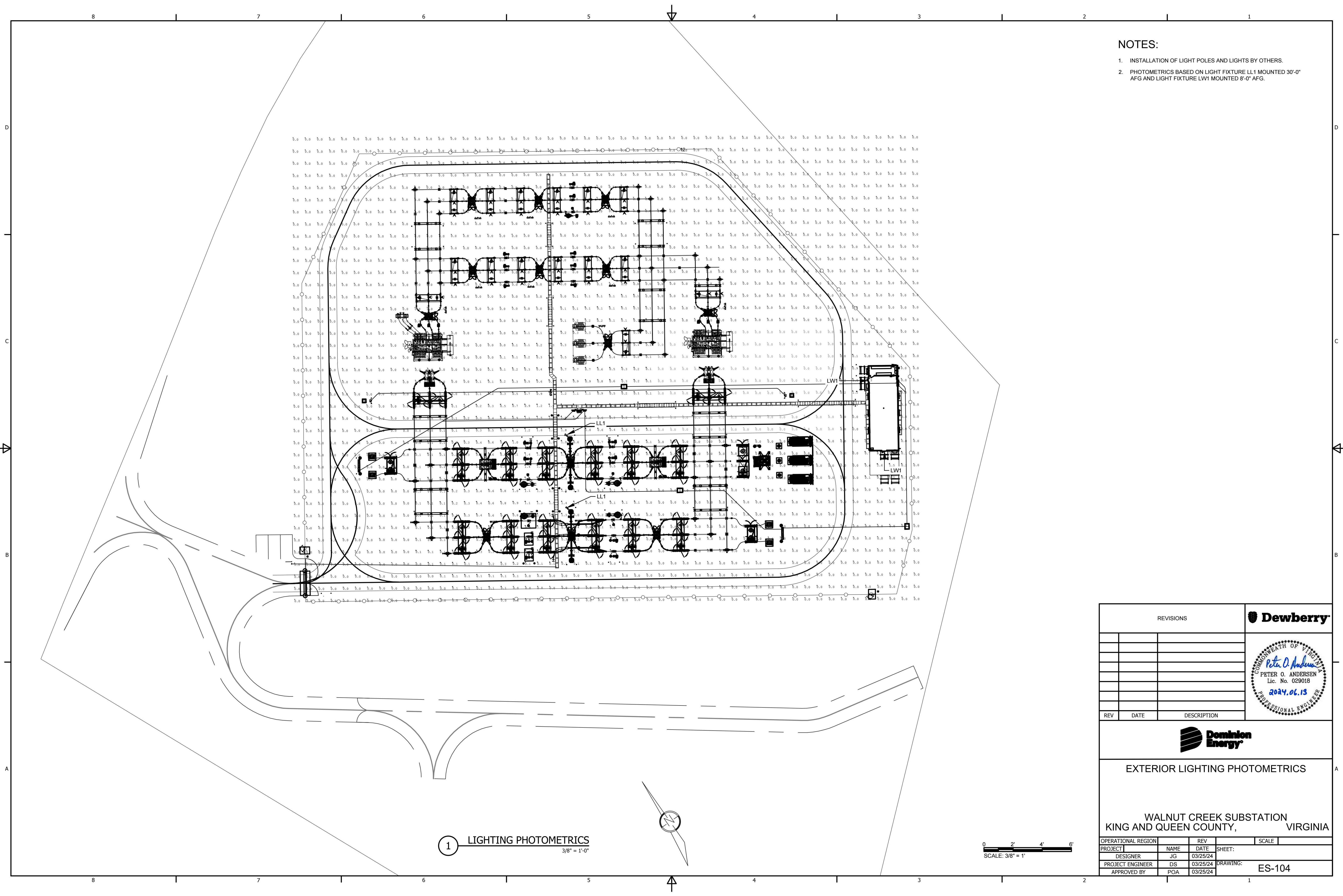
## EXTERIOR LIGHTING PHOTOMETRICS

### WALNUT CREEK SUBSTATION

### KING AND QUEEN COUNTY, VIRGINIA

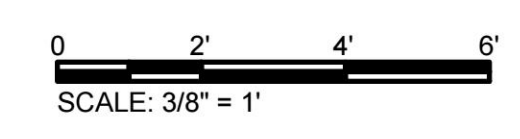
OPERATIONAL REGION	NAME	REV	SCALE
PROJECT DESIGNER	JG	06/12/24	SHEET:
PROJECT ENGINEER	DS	06/12/24	DRAWING:
APPROVED BY	POA	06/12/24	ES-101



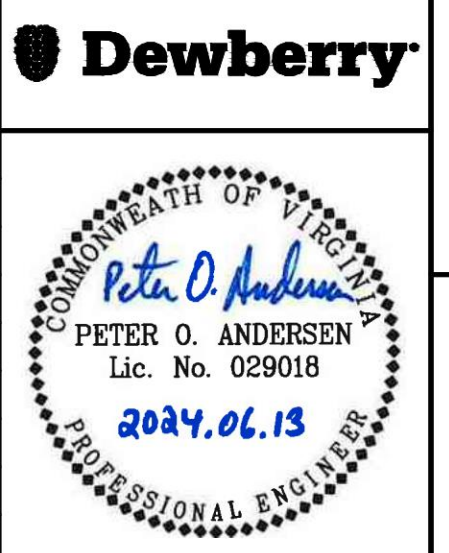


- NOTES:**
1. INSTALLATION OF LIGHT POLES AND LIGHTS BY OTHERS.
  2. PHOTOMETRICS BASED ON LIGHT FIXTURE LL1 MOUNTED 30'-0" AFG AND LIGHT FIXTURE LW1 MOUNTED 8'-0" AFG.

**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	SCALE
PROJECT	JG	03/25/24	SHEET:
DESIGNER	DS	03/25/24	DRAWING:
PROJECT ENGINEER	POA	03/25/24	<b>ES-104</b>
APPROVED BY			