PRINCE WILLIAM COUNTY

PLANNING COMMISSION RESOLUTION

MOTION: **March 11, 2026**
Regular Meeting

SECOND: **Res. No. 26-xxx**

RE: **PUBLIC FACILITY REVIEW #PFR2026-00005, NOVEC DIAMOND HILL SUBSTATION – BRENTSVILLE MAGISTERIAL DISTRICT**

ACTION:

WHEREAS, this is a Public Facility Review ("PFR") request to allow the construction of an electric utility substation, to be known as the "NOVEC Diamond Hill Substation," on a portion of a larger parcel; and

WHEREAS, the proposed facility will be located at 13301 Casey Lane, Bristow, VA 20136, on GPIN 7496-43-8199, in the Brentsville Magisterial District; and

WHEREAS, the proposed facility will consist of a 300-MW electric utility substation with a collocated Dominion Energy switching station and associated transmission and distribution facilities, intended to provide reliable electric service to data center development on the subject parcel and adjacent parcel to the west; and

WHEREAS, the subject parcel is designated Industrial – Tech/Flex (I-3) in the Comprehensive Plan, zoned M-2 (Light Industrial), and located within the Data Center Opportunity Zone Overlay District; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on March 11, 2026, receiving public testimony and considering the merits of this Public Facility Review; and

WHEREAS, County staff recommends the Planning Commission approve this Public Facility Review, finding its general location or approximate location, character, and extent to be substantially in accord with the Comprehensive Plan, as outlined in the staff report and supporting analysis; and

WHEREAS, the Prince William County Planning Commission believes that the public general welfare and sound planning principles are served by the approval of this request;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Planning Commission does hereby close the public hearing and finds and approves the general location or approximate location, character, and extent of Public Facility Review #PFR2026-00005, NOVEC Diamond Hill Substation, as being substantially in accord with the adopted Comprehensive Plan.

Votes:
Ayes:
Nays:
Absent from Vote:
Absent from Meeting:
Abstain from Vote:

MOTION CARRIES:

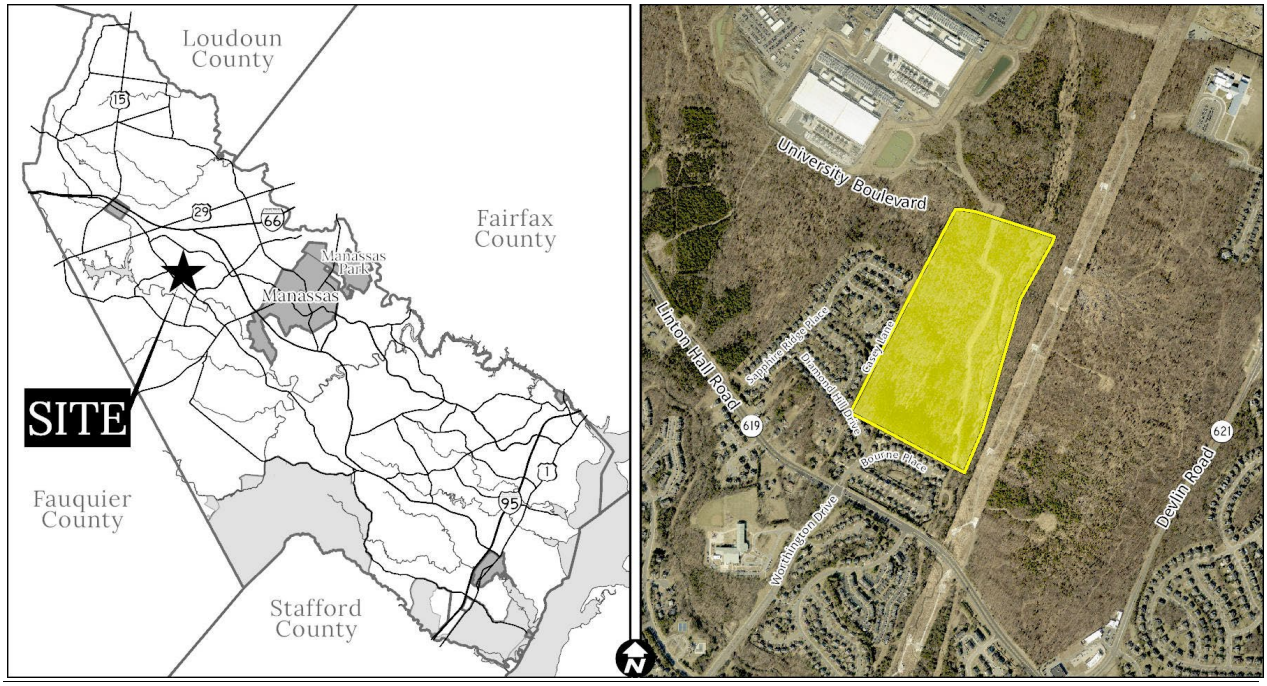
Attest: _____

Oly Pena
Clerk to the Planning Commission

Planning Office
Tanya M. Washington, AICP
Director of Planning

STAFF REPORT

PC Meeting Date:	March 11, 2026
Agenda Title:	Public Facility Review #PFR2026-00005_NOVEC Diamond Hill Substation
District Impact:	Brentsville Magisterial District
Requested Action:	Approval of Public Facility Review # PFR2026-00005_NOVEC Diamond Hill Substation
Department:	Planning Office
Staff Lead:	Tanya M. Washington, AICP, Director of Planning
Case Planner:	Ahmad Behzad, AICP, Principal Planner



EXECUTIVE SUMMARY

Northern Virginia Electric Cooperative (NOVEC) requests a determination of consistency with the Comprehensive Plan for the construction of the Diamond Hill Substation, a new 300-MW electric utility substation with a collocated Dominion Energy switching station, to serve data center development on the subject parcel and the adjacent parcel to the west. The proposed facility will be located at 13301 Casey Lane, Bristow (GPIN 7496-43-8199), on property zoned M-2 (Light Industrial) and within the Data Center Opportunity Zone Overlay District.

Staff recommends the Planning Commission approve Public Facility Review #PFR2026-00005, NOVEC Diamond Hill Substation, finding its general location or approximate location, character, and extent as being substantially in accord with the adopted Comprehensive Plan.

PROJECT OVERVIEW

Applicant	Northern Virginia Electric Cooperative (NOVEC)
Project Title	NOVEC Diamond Hill Substation
Case Number	PFR2026-00005
Address	13301 Casey Lane, Bristow, VA 20136
GPIN(s)	7496-43-8199
Acreage	67.2044
Zoning District	M-2 Light Industrial
Overlay District(s)	Data Center Opportunity Zone Overlay District; Airport Safety Overlay District (Partially); Environmental Resource Protection Overlay (Partially)
Comprehensive Plan Designation	Industrial - Tech/Flex (I-3)
Land Use Special Planning Area	NA
Magisterial District	Brentsville

REVIEW FRAMEWORK

Request: Northern Virginia Electric Cooperative (NOVEC) requests a determination under Virginia Code § 15.2 2232 and Prince William County Zoning Ordinance (PWCZO) Sec. 32-201 et seq. that the proposed "Diamond Hill Substation" and associated facilities are substantially in accord with the County's adopted Comprehensive Plan. The facility is an electric utility substation, with a collocated Dominion Energy switching station, intended to provide approximately 300-MW of power to data center uses on the subject parcel and adjacent parcel to the west.

Review Purpose: This request is subject to a Public Facility Review (PFR) as required by Virginia Code §15.2-2232 and Prince William County Zoning Ordinance Sec. 32-201 et seq. The purpose of this review is to determine whether the general location or approximate location, character, and extent of the proposed public facility is substantially in accord with the County's adopted Comprehensive Plan.

This determination focuses on three statutory criteria: the facility's general location or approximate location, character, and extent. A PFR is not a construction or funding approval, nor does it evaluate final design.

SITE PROFILE

Location/Site Access	The subject property is located at 13301 Casey Lane, Bristow, Virginia (GPIN 7496-43-8199) and is zoned M-2 (Light Industrial) with a Long-Range land use designation of Industrial – Tech/Flex (I-3). The proposed substation site is located internally on the parcel on a graded pad planned as part of the overall data center development layout reflected in site plan SPR2022-00287 currently under County review. Access to the proposed substation site will be provided by an internal service road network shown on SPR2022-00287, with connection to the planned Rollins Ford Road extension. The facility is intended to be accessed for service and maintenance only, with no direct public access.
Existing Conditions	The parcel contains delineated wetlands, Resource Protection Areas (RPA), and floodplain. The PFR limits cover the proposed substation pad and associated utility improvements within the boundaries of the data center development site plan currently under review (SPR2022-00287). Development of the substation area will include clearing, grading, foundations, substation equipment, and security fencing. Portions of the substation pad are expected to affect wetlands. All required federal, state, and local environmental permits will be obtained prior to any regulated land disturbance or impacts to Waters of the U.S.

Surrounding Properties

Direction	***Existing Use***	***Long Range Land Use***	***Zoning District***
North	Technology Services (Data Center Campus)	Industrial - Tech/Flex (I-3)	M-2
South	Residential Neighborhood	Residential Neighborhood (RN-2)	R-4C
East	Vacant Parcel	Industrial - Tech/Flex (I-3)	M-2
West	Residential Neighborhood /Data Center Campus)	Residential Neighborhood (RN-2) /Industrial - Tech/Flex (I-3)	R-4/M-2

BACKGROUND & PROJECT SPECIFICATIONS

Planning & Zoning History: The subject parcel is zoned M-2 (Light Industrial) and is located within the Data Center Opportunity Zone Overlay District. Electric substations are permitted in any zoning district in the Data Center Opportunity Zone Overlay District, subject to Public Facility Review in accordance with Virginia Code § 15.2-2232 and PWCZO Sec. 32-201.11, which require a determination that the facility's general location or approximate location, character, and extent are substantially in accord with the Comprehensive Plan prior to establishment or construction.

The Diamond Hill Substation is proposed as part of a broader data center development reflected in site plan SPR2022-00287, currently under review, which shows internal circulation, buffers, landscape strips, and planned roadway improvements, including the Rollins Ford Road extension and future University Boulevard right-of-way. This PFR addresses only the substation and associated utility infrastructure and does not replace or modify separate zoning or site plan approvals for the data center development.

Proposal Summary and Justification:

a. *Facility Description & Configuration:*

- 300-MW capacity NOVEC Diamond Hill electric utility substation serving data center loads on this parcel and the adjacent western parcel.
- Includes a collocated Dominion Energy switching station supplied by new transmission lines that feed the NOVEC distribution substation for system reliability.

b. Project Need and Rationale:

- Provides required capacity and reliable electric service for approved and planned data center development on the subject parcel and adjacent parcels.
- Locating the substation near load centers reduces line losses and improves system efficiency.
- On-site collocation reduces the need for multiple separate utility sites and strengthens system resiliency.
- Without the facility, service would require more extensive off-site transmission and distribution upgrades.

c. Site Requirements and Physical Improvements:

- Requires proximity to high-voltage transmission lines and primary distribution circuits.
- Located within the graded limits shown on site plan SPR2022-00287 under County review.
- Land disturbance, tree removal, and environmental impacts are limited to defined impact areas, with environmental impacts avoided, minimized, and mitigated in accordance with the proffers approved with Rezoning #REZ2020-00022 and all applicable provisions of the Zoning Ordinance and the Design and Construction Standards Manual (DCSM).
- Secured with perimeter fencing, controlled access gates, and shielded security lighting.

d. Site Placement, Screening, and Access :

- Located internally on the site, away from public road frontages, and screened by planned data center buildings and required buffers.

- Includes a landscape strip along the future University Boulevard right-of-way and perimeter buffers along adjoining properties, as shown on site plan SPR2022-00287 under review.
- Access provided by an internal service road connected to the planned Rollins Ford Road extension; no direct public access is proposed.

e. Operational Considerations & Public Service Impact:

- Unmanned and remotely monitored facility.
- Minimal activity, averaging approximately four maintenance vehicle trips per month.
- No meaningful demand for water, sewer, schools, parks, or other public services.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Diamond Hill Substation is consistent with the Electrical Utility Services Plan policies because it places a necessary electric facility in an industrial area, within the Data Center Opportunity Zone Overlay District, close to the loads it serves while minimizing community impacts. The following policy alignments have been identified:

> **POLICY EU-1:** *Locate electrical utility facilities to provide maximum service levels as unobtrusively as possible.*
>
> Siting the substation on an M-2 (Light Industrial) zoned parcel within the Data Center Opportunity Zone Overlay District, collocated with a Dominion switching station and immediately adjacent to planned data centers, meets the directive to locate electric facilities where they can provide maximum service levels as unobtrusively as possible.
>
> **POLICY EU-2:** *Design electrical facilities to minimize negative impacts on existing and future communities.*
>
> Internal placement on the parcel, use of a 20-foot landscape strip along the future University Boulevard right-of-way, 100-foot buffers on sensitive edges, and additional screening from intervening data center buildings implement the policy to design electric facilities to reduce visual and other impacts on existing and future communities.
>
> **ACTION STRATEGIES (EU-1.3/EU-2.1):** *Prioritize locating electrical utility facilities in industrial and commercial areas, and collocating related infrastructure where feasible, avoiding sensitive sites and using residential land only as a last resort.*
>
> Locating the substation on a parcel designated for industrial uses in the Comprehensive Plan and zoned M-2 (Light Industrial), within the Data Center Opportunity Zone Overlay District, is consistent with established strategies to site and consolidate electric utility facilities in areas planned and zoned for industrial and data center uses.

Considering the project's location, scope, and intended function, the following analysis addresses the statutory criteria of general location or approximate location, character, and extent:

A. General or Approximate Location

The Diamond Hill Substation will be located at 13301 Casey Lane (GPIN 7496-43-8199) within an established industrial area and within the County's Data Center Opportunity Zone Overlay District. Its internal siting on an M-2 (Light Industrial) zoned parcel, proximate to the data center loads and tied to the planned Rollins Ford Road extension and future University Boulevard right-of-way, concentrates utility infrastructure in a designated industrial area while providing separation and buffering from adjoining residential properties, and therefore the general location or approximate location of the facility is substantially in accord with the applicable Comprehensive Plan policies and action strategies.

B. Character

The facility is an unmanned, fenced electric substation with a collocated switching station, limited security lighting, and no public-serving or customer-facing functions. Internal siting, a 20-foot landscape strip along the future University Boulevard frontage, and 100-foot buffers along sensitive edges, together with screening by future data center buildings, collectively reduce visual and perceived community impacts and therefore render the character of the facility substantially in accord with the applicable Comprehensive Plan policies and action strategies.

C. Extent

The proposed substation will be collocated with a Dominion switching station and will include associated transmission and distribution connections, as well as related access and site improvements, sized to provide approximately 300-MW of capacity to identified data center loads. With an unmanned operational profile, negligible water and sewer demand, very low trip generation, and localized, permit regulated environmental impacts, the overall extent of the facility is consistent with the Comprehensive Plan's guidance for public utility infrastructure serving planned industrial uses, including data center loads in this area, and therefore the extent of this facility is substantially in accord with the applicable Comprehensive Plan policies and action strategies.

AGENCY AND INTERDEPARTMENTAL REVIEW

The proposed facility has been reviewed by applicable County departments and external Agencies. As part of the Public Facility Review process, reviewing agencies coordinated with the applicant to ensure that any relevant concerns, within the scope of this review and appropriate to this stage, have been discussed and addressed.

While this review does not evaluate site design in full detail, agencies provided preliminary input to guide the applicant on requirements and considerations necessary for subsequent Site Plan Review. This coordination helps ensure consistency with applicable regulations and plan requirements.

Full agency comments are included in the official case file maintained by the Planning Office and are available for public review upon request.

COMMUNITY INPUT

Notice of the application has been transmitted to adjacent property owners within 500 feet of the proposed site. As of the date of this staff report, the Planning Office has not received any comments from the public on this proposal.

OTHER JURISDICTION COMMENTS

The site is not located within the required jurisdiction notification area.

LEGAL ISSUES

The electric substation could be constructed on the site with an approved PFR. Legal issues resulting from Planning Commission action are appropriately addressed by the County Attorney's Office.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Public Facility Review #PFR2026-00005, NOVEC Diamond Hill Substation, finding that the general location or approximate location, character, and extent of the proposed facility are substantially in accord with the provisions of the adopted Comprehensive Plan, as required under Virginia Code §15.2-2232.

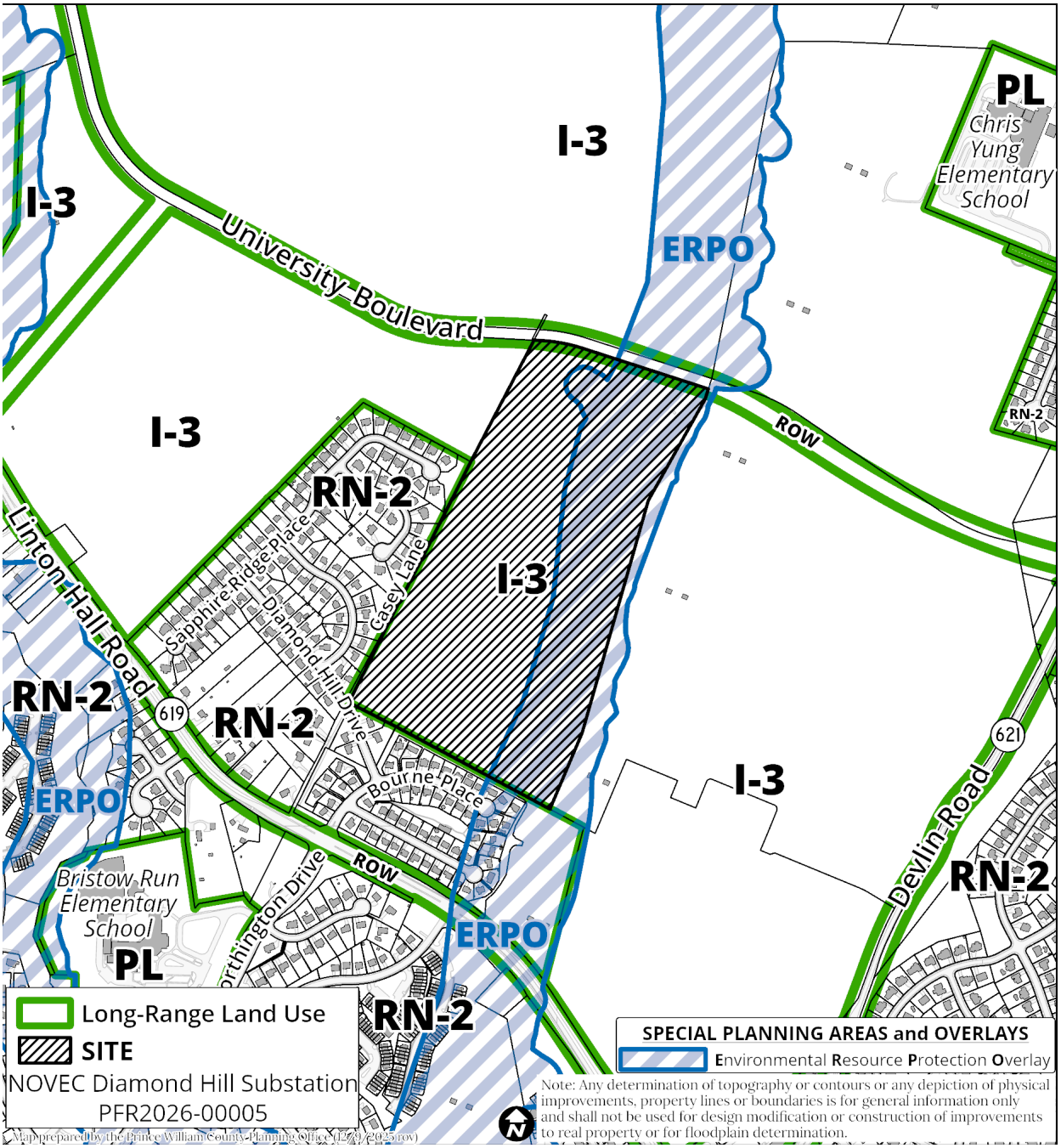
This recommendation is based on the analysis of the applicable Comprehensive Plan provisions, which demonstrates that the facility's general location or approximate location, character, and extent are substantially in accord with applicable Comprehensive Plan policies and action strategies related to electric utility infrastructure, system reliability, and land use compatibility.

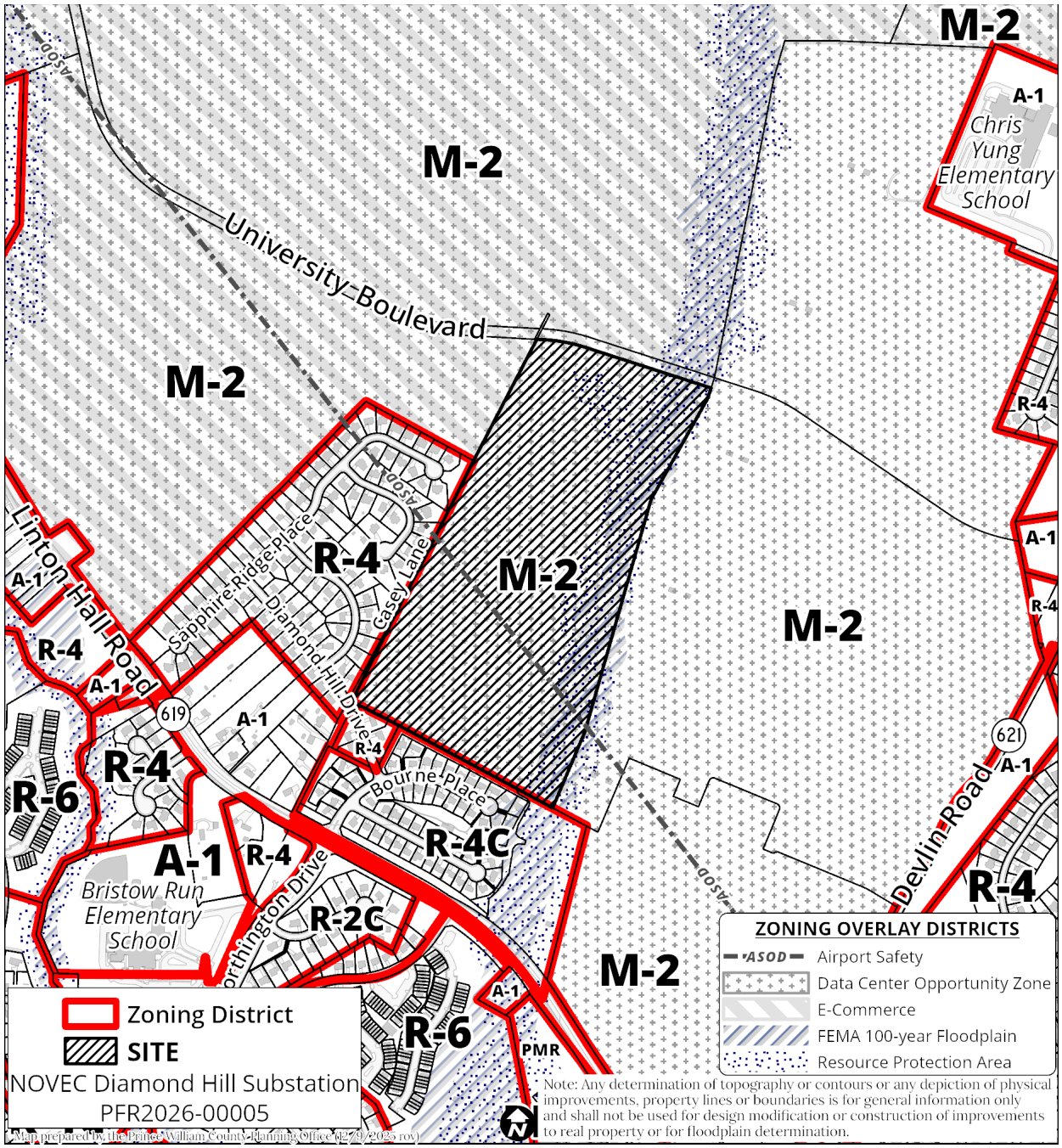
STAFF CONTACT INFORMATION

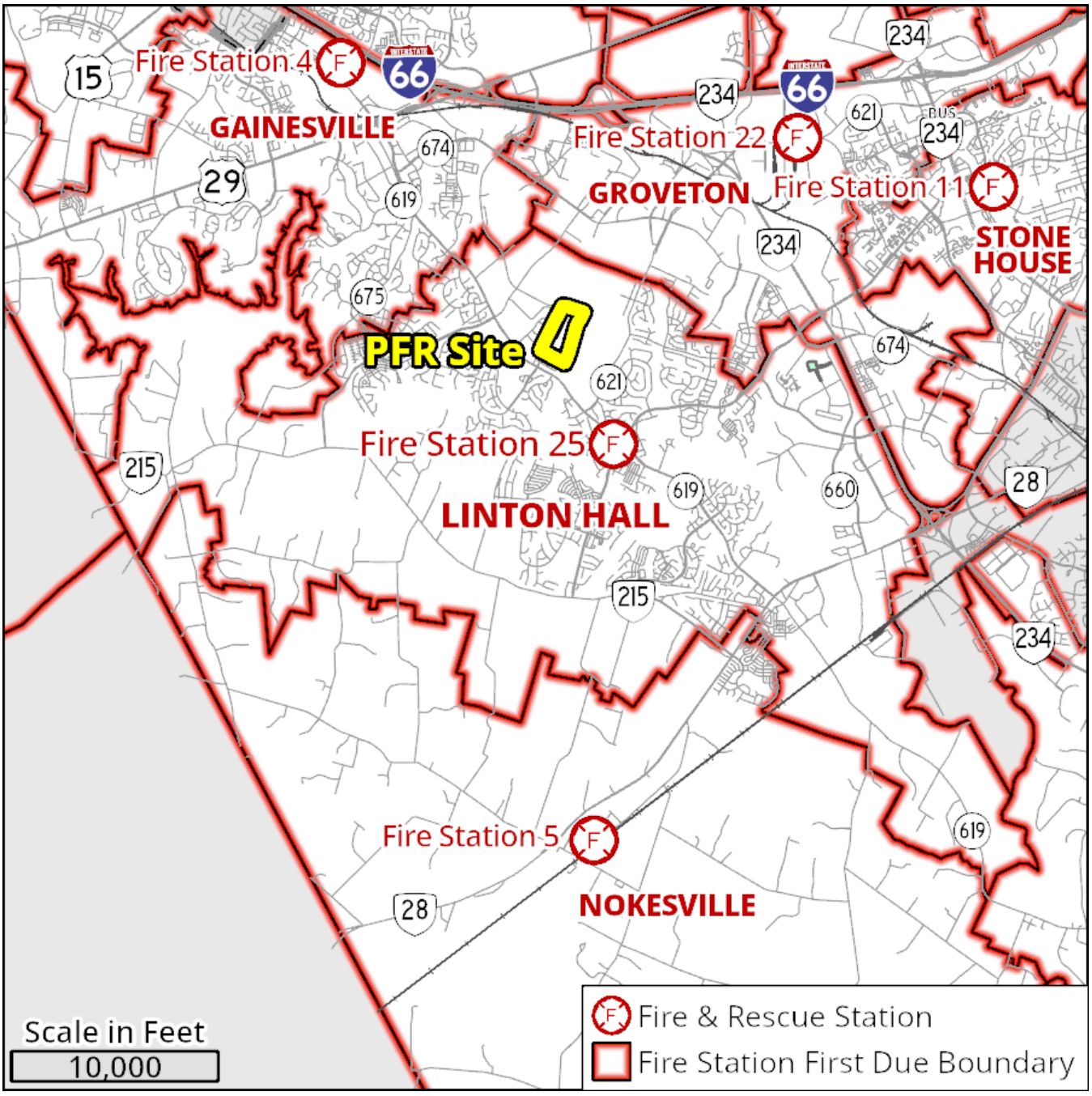
Ahmad Behzad, AICP, Principal Planner | (703) 792-4406
abehzad@pwcgov.org

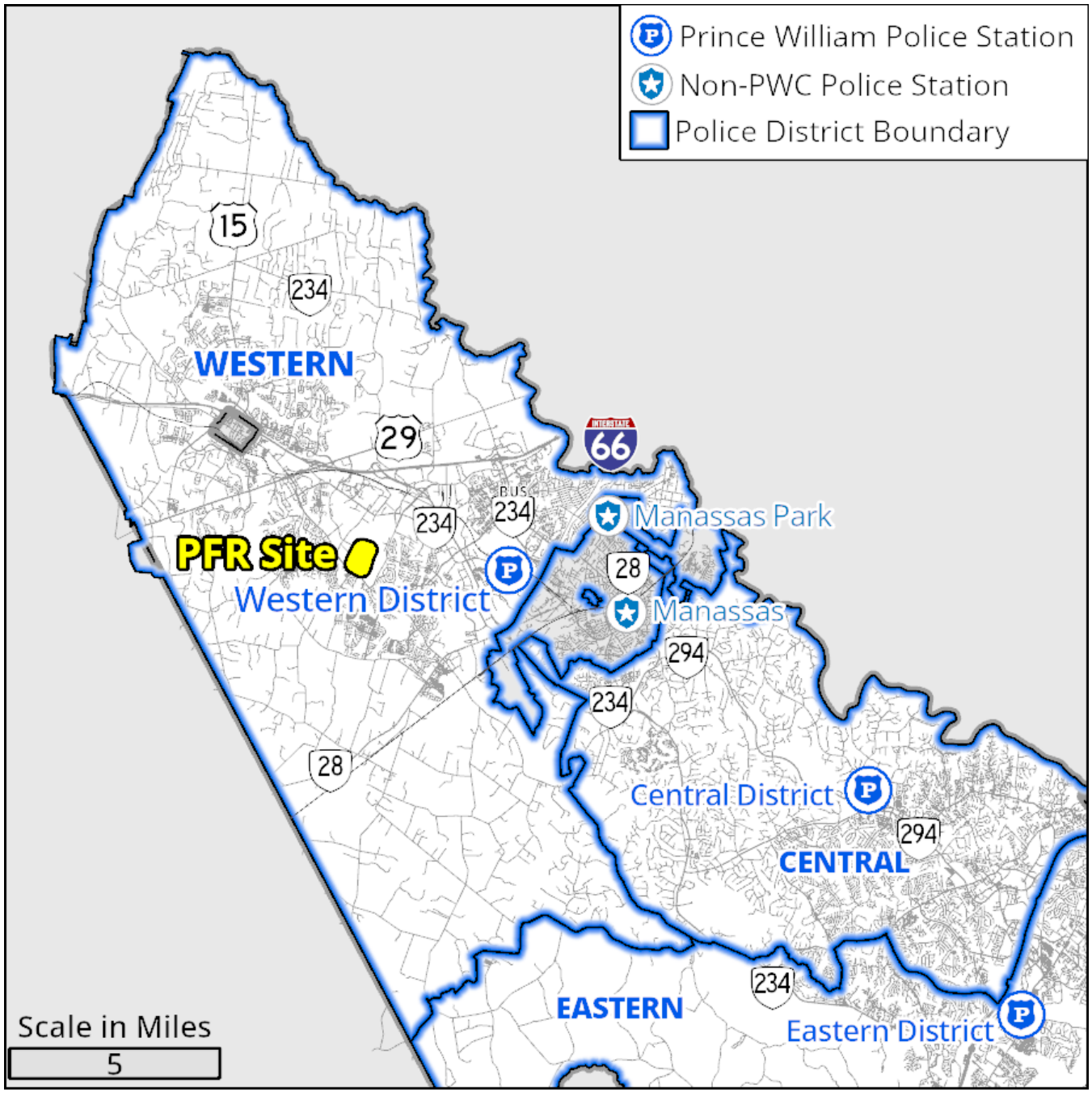
ATTACHMENTS

Long-Range Land Use & Zoning Maps
Police and Fire Response Maps
Submission Letter & PFR Plan


I-3
I-3
I-3
I-3
I-3
PL
Chris Yung Elementary School
University Boulevard
ERPO
ROW
RN-2
RN-2
Linton Hall Road
619
Sapphire Ridge Place
Diamond Hill Drive
Casey Lane
RN-2
RN-2
ERPO
Bourne Place
621
Devlin Road
RN-2
Bristow Run Elementary School
PL
ROW
ERPO
RN-2
Long-Range Land Use
SITE
NOVEC Diamond Hill Substation
PFR2026-00005
SPECIAL PLANNING AREAS and OVERLAYS
Environmental Resource Protection Overlay
Note: Any determination of topography or contours or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for design modification or construction of improvements to real property or for floodplain determination.
Map prepared by the Prince William County Planning Office (12/9/2025 rov)


M-2
A-1
Chris Yung Elementary School
University Boulevard
M-2
R-4
A-1
M-2
M-2
R-4
Linton Hall Road
A-1
R-4
A-1
619
A-1
Sapphire Ridge Place
Diamond Hill Drive
Casey Lane
R-4
R-4
R-6
A-1
Bristow Run Elementary School
R-4
R-4C
Bourne Place
R-2C
Northington Drive
M-2
A-1
R-6
PMR
621
A-1
Devlin Road
R-4
Zoning District
SITE
NOVEC Diamond Hill Substation
PFR2026-00005
Map prepared by the Prince William County Planning Office 12/9/2025 roy
ZONING OVERLAY DISTRICTS
ASOD Airport Safety
Data Center Opportunity Zone
E-Commerce
FEMA 100-year Floodplain
Resource Protection Area
Note: Any determination of topography or contours or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for design modification or construction of improvements to real property or for floodplain determination.


Fire Station 4
GAINESVILLE
Fire Station 22
GROVETON
Fire Station 11
STONE HOUSE
PFR Site 4
Fire Station 25
LINTON HALL
Fire Station 5
NOKESVILLE
15
29
66
234
674
619
675
621
215
660
28
BUS 234
Scale in Feet
10,000
Fire & Rescue Station
Fire Station First Due Boundary


Prince William Police Station
Non-PWC Police Station
Police District Boundary
15
234
WESTERN
29
66
234
234
BUS
Manassas Park
PFR Site
Western District
28
Manassas
294
234
28
Central District
294
CENTRAL
234
EASTERN
Eastern District
Scale in Miles
5

PO Box 2710 • Manassas, VA 20108-0875 • (703) 335-0500

NORTHERN VIRGINIA ELECTRIC COOPERATIVE DIAMOND HILL SUBSTAITON

GPIN 7496-43-8199, 13301 CASEY LANE, BRISTOW, VA. 20136

PUBLIC FACIITY REVEW

WRITTEN NARRATIVE

November 5, 2025

Northern Virginia Electric Cooperative (NOVEC) submits this Public Facility Review (PFR) request for an electric utility substation, called "Diamond Hill Substation". The decision for the Planning Commission is whether the general or approximate location of the proposed use is substantially consistent with the Comprehensive Plan.

Land Use

The 67.20-acre parcel, zoned M-2, Light Industrial and at present is a vacant wooded property located within the Data Cener Opportunity Zone Overlay District. Section 32-201.11 of the Zoning Ordinance states that "Electric substations may be located in any zoning district, subject to the public facility review requirements of Code of Virginia, § 15.2-2232 of this chapter." The proposed electric utility substation will provide 300 MW power to serve local data center loads including the data center that is proposed to be constructed on this parcel and the parcel to the west. There will also be a Dominion switching station on the property. The transmission line will be installed to power the Dominion station that will, in turn, service the proposed NOVEC distribution substation.

Community Design

This area, near parcel 7496-43-8199, is being developed with data centers and this parcel was selected as a substation site because of its proximity to these data centers. To minimize potential community impacts, this parcel will include a 20-foot Landscaping Strip (per PWC site plan SPR2022-00287) along the future University Blvd. right-of-way to provide visual screening from the traveling public. In addition, a 100-foot Buffer (per PWC site plan SPR2022-00287) will be established along the eastern, western and southern property limits where the property adjoins Residential and Light Industrial uses. The Public Facility is centrally located within the site allowing the future data center buildings to provide additional screening from the Residential properties to the south and west. Access to and from the substation will be provided via an on-site access road proposed with the PWC site plan SPR2022-00287, connecting to the planned Rollins Ford Road extension included with the same PWC site plan (SPR2022-00287).

Electric Utility Services

The NOVEC substation demonstrates consistency with Policy EU-2 of the Electric Utility Services Plan that encourages the design of electric facilities to minimize negative impacts on

Business Center
10323 Lomond Drive
Manassas, VA 20109-3113

Corporate Center
10432 Balls Ford Road, Suite 220
Manassas, VA 20109-2516

Technical Center
5399 Wellington Branch Drive
Gainesville, VA 20155-4004

Northern Virginia Electric Cooperative is an equal opportunity provider and employer.

PO Box 2710 • Manassas, VA 20108-0875 • (703) 335-0500

existing and future communities, as well as Policy EU-1 that encourages location of electric utility facilities to provide maximum service levels as unobtrusively as possible. Being zoned M-2 along with developed and undeveloped industrial properties in this area honors Action Strategy Eu-1.3 that encourages the location of new electric facilities in areas of commercial or industrial land uses. In combining the NOVEC Substation and Dominion Switching Station, the proposal honors the Action Strategy EU-2.1 that encourages such collocation.

Cultural Resources

A Phase I Cultural Resources Survey was determined to not be warranted at this time due to ground disturbance or recommendations of no further work from prior cultural resource survey reports, therefore, was not included as part of this application review.

Environment

This parcel, being developed with the PWC site plan SPR2022-00287, has wetlands, resource protection areas (RPA) and floodplain delineated within its boundaries. The substation pad within the PFR project limits will impact wetlands with the proposed development and all required permits shall be in place before any disturbance within the waters of the US occurs.

Safe and Secure Community

The proposed substation will not have a negative impact on levels of service for Fire and Rescue, Criminal Justice, Police, Public Safety Resources. The site will be secured and not be occupied. The property would be served by the PWC Department Fire & Rescue - Station #25 and PWC Western District Police Station.

Parks, Open Space and Trails

The substation will have no impact on Parks, Open Space and Trails.

Potable Water and Sanitary Sewer

The substation will not be occupied and will therefore have no impact on levels of service for potable water or sanitary sewer.

Community Education

The substation will not be occupied and therefore will have no impact on levels of service for community education.

Mobility/Transportation

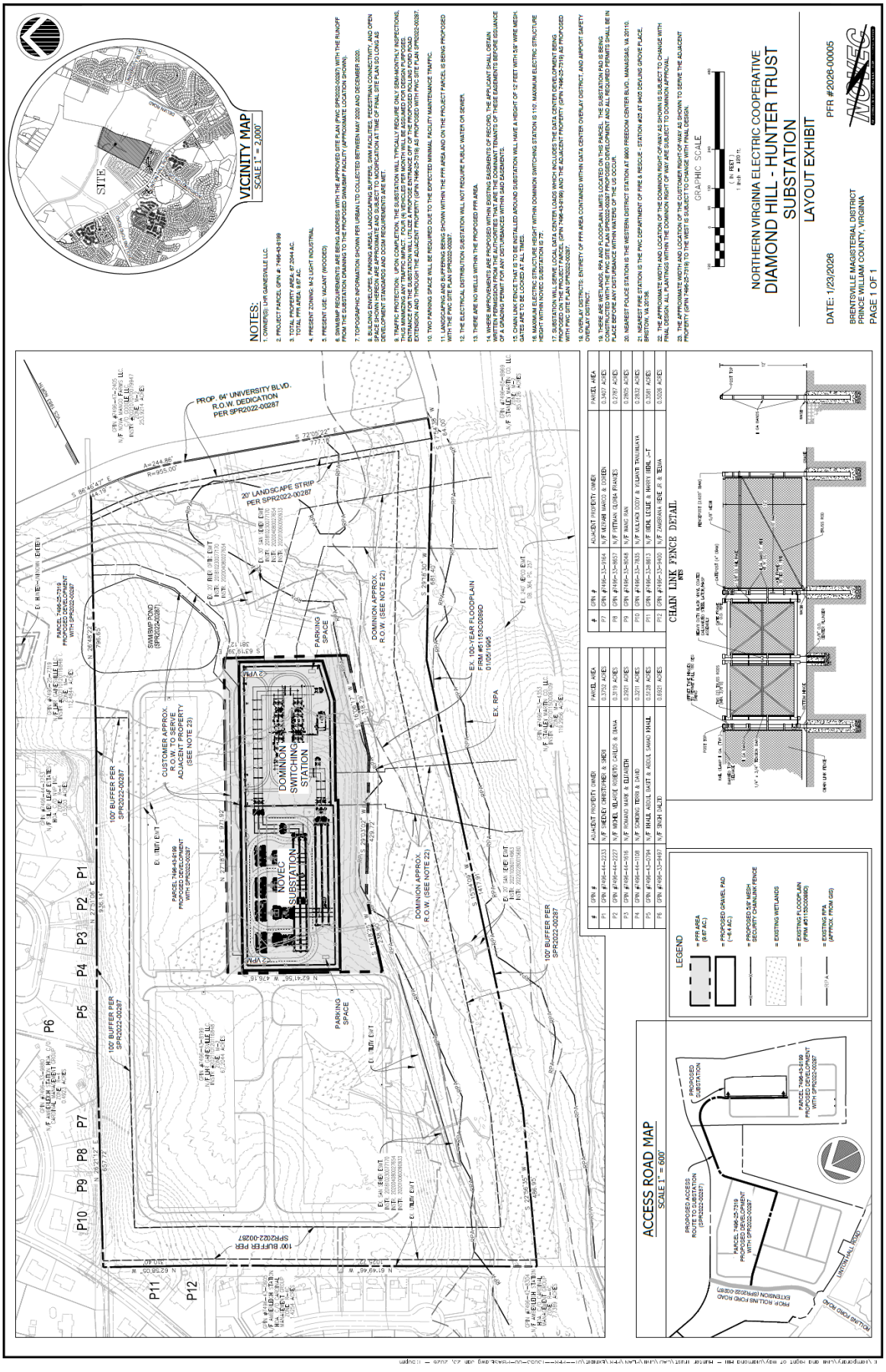
The substation will generate only four trips per month and will therefore have no impact on transportation levels of service. Prince William County Transportation has determined that a Traffic Impact Analysis is not required at this time.

Business Center
10323 Lomond Drive
Manassas, VA 20109-3113

Corporate Center
10432 Balls Ford Road, Suite 220
Manassas, VA 20109-2516

Technical Center
5399 Wellington Branch Drive
Gainesville, VA 20155-4004

Northern Virginia Electric Cooperative is an equal opportunity provider and employer.


NORTHERN VIRGINIA ELECTRIC COOPERATIVE
DIAMOND HILL - HUNTER TRUST
SUBSTATION
LAYOUT EXHIBIT
DATE: 1/23/2026
PFR #2026-00005
BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
PAGE 1 OF 1
VICINITY MAP
SCALE 1" = 2,000'
SITE
NOTES:
1. OWNER(S): LHI GAINESVILLE LLC.
2. PROJECT PARCEL GPIN #: 7496-43-8199
TOTAL PFR AREA: 6.87 AC.
3. TOTAL PROPERTY AREA: ± 2044 AC.
4. PRESENT ZONING: M-1 LIGHT INDUSTRIAL
5. PRESENT USE: VACANT (WOODED)
6. SWIMSNP REQUIREMENTS ARE BEING ADDRESS WITH THE APPROVED SITE PLAN (PVC SPR2022-00287) WITH THE RUNOFF FROM THE SUBSTATION DRAINING TO THE PROPOSED SWIMSNP FACILITY (APPROXIMATE LOCATION SHOWN).
7. TOPOGRAPHIC INFORMATION SHOWN PER URBAN LTD COLLECTED BETWEEN MAY 2020 AND DECEMBER 2020.
8. BUILDING ENVELOPES, PARKING AREAS, LANDSCAPING BUFFERS, SWM FACILITIES, PEDESTRIAN CONNECTIVITY, AND OPEN SPACE SHALL BE DESIGNED AT THE TIME OF FINAL SITE PLAN SUBMISSION AT TIME OF FINAL SITE PLAN SO LONG AS DEVELOPMENT STANDARDS AND DCSM REQUIREMENTS ARE MET.
9. TRAFFIC PROTECTION. UPON COMPLETION, THE SUBSTATION WILL TYPICALLY REQUIRE ONLY SEMI-MONTHLY INSPECTIONS, THUS MINIMIZING ANY TRAFFIC IMPACT. FOUR (4) VEHICLES PER MONTH WILL BE ASSUMED FOR DESIGN PURPOSES. ENTRANCE FOR THE SUBSTATION WILL UTILIZE A PROPOSE ENTRANCE OFF OF THE PROPOSED ROLLING FORD ROAD EXTENSION AND CONSTRUCTED WITH THE PWC SITE PLAN SPR2022-00287 AS SHOWN ON THIS PFR PLAT (SPR2022-00287).
10. TWO PARKING SPACE WILL BE REQUIRED DUE TO THE EXPECTED MINIMAL FACILITY MAINTENANCE TRAFFIC.
11. LANDSCAPING AND BUFFERING BEING SHOWN WITHIN THE PFR AREA AND ON THE PROJECT PARCEL IS BEING PROPOSED WITH THE PWC SITE PLAN SPR2022-00287.
12. THE ELECTRICAL DISTRIBUTION SUBSTATION WILL NOT REQUIRE PUBLIC WATER OR SEWER.
13. THERE ARE NO WELLS WITHIN THE PROPOSED PFR AREA.
14. WHERE IMPROVEMENTS ARE PROPOSED WITHIN EXISTING EASEMENTS OF RECORD, THE APPLICANT SHALL OBTAIN WRITTEN PERMISSION FROM THE AUTHORITIES THAT ARE THE DOMINANT TENANTS OF THESE EASEMENTS BEFORE ISSUANCE OF ANY LAND DISTURBING PERMITS WITHIN THE EASEMENTS.
15. CHAIN LINK FENCE THAT IS TO BE INSTALLED AROUND SUBSTATION WILL HAVE A HEIGHT OF 12 FEET WITH 3W WIRE MESH. GATES ARE TO BE LOCKED AT ALL TIMES.
16. MAXIMUM ELECTRIC STRUCTURE HEIGHT WITHIN DOMINION SWITCHING STATION IS 110'. MAXIMUM ELECTRIC STRUCTURE HEIGHT WITHIN NOVEC SUBSTATION IS 75'.
17. SUBSTATION WILL SERVE LOCAL DATA CENTER LOADS WHICH INCLUDES THE DATA CENTER DEVELOPMENT BEING PROPOSED ON THE PROJECT PARCEL (GPIN 7496-43-8199) AND THE ADJACENT PROPERTY (GPIN 7496-53-7319) AS PROPOSED WITH PWC SITE PLAN SPR2022-00287.
18. OVERLAY DISTRICTS: ENTIRETY OF PFR AREA CONTAINED WITHIN DATA CENTER OVERLAY DISTRICT, AND AIRPORT SAFETY OVERLAY DISTRICT.
19. THERE ARE WETLAND, RPA AND FLOODPLAIN LIMITS LOCATED ON THIS PARCEL. THE SUBSTATION PAD IS BEING CONSTRUCTED WITH THE PWC SITE PLAN SPR2022-00287 PROPOSED DEVELOPMENT AND ALL REQUIRED PERMITS SHALL BE IN PLACE BEFORE ANY DISTURBANCE WITHIN WATERS OF THE US OCCUR.
20. NEAREST POLICE STATION IS THE WESTERN DISTRICT STATION AT 8900 FREEDOM CENTER BLVD, MANASSAS, VA 20110.
21. NEAREST FIRE STATION IS THE PWC DEPARTMENT OF FIRE & RESCUE - STATION #23 AT 9400 DEWLING GROVE PLACE, BRISTOW, VA 20136.
22. THE APPROXIMATE WIDTH AND LOCATION OF THE DOMINION RIGHT-OF-WAY AS SHOWN IS SUBJECT TO CHANGE WITH FINAL DESIGN. ALL PLANTINGS WITHIN THE DOMINION RIGHT OF WAY ARE SUBJECT TO DOMINION APPROVAL.
23. THE APPROXIMATE WIDTH AND LOCATION OF THE CUSTOMER RIGHT-OF-WAY AS SHOWN TO SERVE THE ADJACENT PROPERTY (GPIN 7496-53-7319) TO THE WEST IS SUBJECT TO CHANGE WITH FINAL DESIGN.
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
ACCESS ROAD MAP
SCALE 1" = 600'
LEGEND
= PFR AREA (6.87 AC.)
= PROPOSED GRAVEL PAD (~6.4 AC.)
= PROPOSED 8' MESH SECURITY CHAINLINK FENCE
= EXISTING WETLANDS
= EXISTING FLOODPLAIN (FIRM #51153C0080D)
= EXISTING RPA (APPROX. FROM GIS)
CHAIN LINK FENCE DETAIL
NTS
PROP. 64' UNIVERSITY BLVD. R.O.W. DEDICATION PER SPR2022-00287
20' LANDSCAPE STRIP PER SPR2022-00287
SWIMSNP POND (SPR2022-00287)
DOMINION SWITCHING STATION
NOVEC SUBSTATION
DOMINION APPROX. R.O.W. (SEE NOTE 22)
EX. 100-YEAR FLOODPLAIN FIRM #51153C0080D 01/05/1995
EX. RPA
100' BUFFER PER SPR2022-00287
PARKING SPACE
CUSTOMER APPROX. R.O.W. (SEE NOTE 23)
ADJACENT PROPERTY
PROPOSED ACCESS ROAD EXTENSION (SPR2022-00287)
PROPOSED SUBSTATION
PARCEL 7496-53-7319 PROPOSED DEVELOPMENT WITH SPR2022-00287
PARCEL 7496-43-8199 PROPOSED DEVELOPMENT WITH SPR2022-00287
PROP. ROLLING FORD ROAD EXTENSION (SPR2022-00287)
UNIVERSITY BLVD
ROLLING FORD ROAD