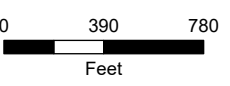




Attachment II.B.6.c.ii
Simulations
of Key Locations

Culpeper Technology Zone
230 kV Loop and
Lines #2 and #1065
Conversion Project
Culpeper County,
Virginia

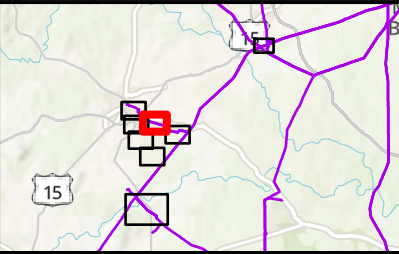
- Existing Dominion Transmission Line
- Right of Way
- Key Observation Point
- KOP View Direction



1:9,000



- Project Components**
- Mt. Pony Lines**
- Proposed Route (Mt. Pony Route 1)



243



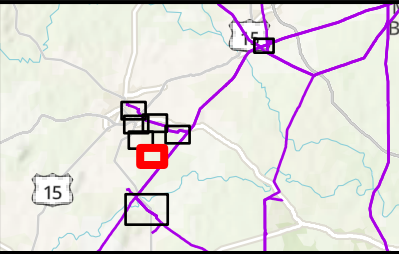
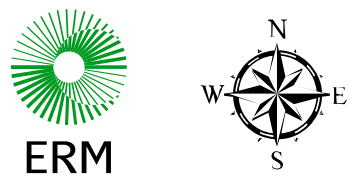
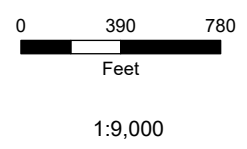
Attachment II.B.6.c.ii
Simulations
of Key Locations

Culpeper Technology Zone
230 kV Loop and
Lines #2 and #1065
Conversion Project
Culpeper County,
Virginia

Page 3 of 8

- Existing Dominion Transmission Line
- Right of Way

No KOPs within the map extent



Project Components
Mt. Pony Route 2



Project Components

— Mt. Pony Route 2



Attachment II.B.6.c.ii
Simulations
of Key Locations

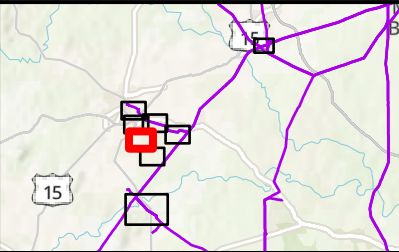
Culpeper Technology Zone
230 kV Loop and
Lines #2 and #1065
Conversion Project
Culpeper County,
Virginia

Page 4 of 8

- Right of Way
- Key Observation Point
- KOP View Direction



1:9,000

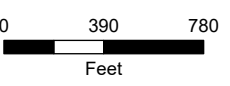




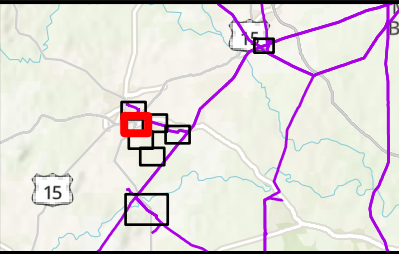
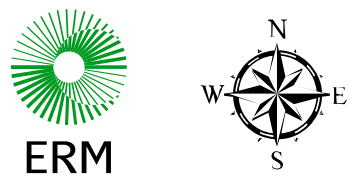
Attachment II.B.6.c.ii
Simulations
of Key Locations

Culpeper Technology Zone
230 kV Loop and
Lines #2 and #1065
Conversion Project
Culpeper County,
Virginia

- △ Proposed Substation/Switching Station
- Existing Dominion Transmission Line
- - - Town of Culpeper Boundary
- Proposed Data Center Building
- Proposed Substation/Switching Station Footprint
- ▭ Right of Way
- Key Observation Point
- KOP View Direction



1:9,000



- Project Components**
- Mt. Pony Lines**
- Proposed Route (Mt. Pony Route 1)
 - Mt. Pony Route 2
- Tech Park Lines**
- Proposed Route (Tech Park Route 1)
 - Tech Park Route 2
 - Tech Park Route 3

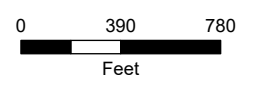
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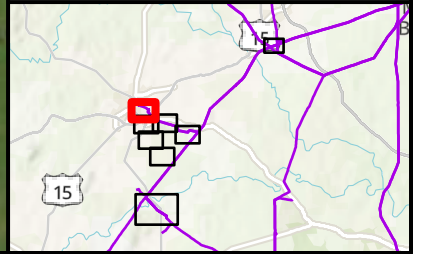
Attachment II.B.6.c.ii
Simulations
of Key Locations

Culpeper Technology Zone
230 kV Loop and
Lines #2 and #1065
Conversion Project
Culpeper County,
Virginia

- ▲ Existing Substation/Switching Station
- ▲ Approved Future Substation/Switching Station
- △ Proposed Substation/Switching Station
- Existing Dominion Transmission Line
- Town of Culpeper Boundary
- Proposed Data Center Building
- Proposed Substation/Switching Station Footprint
- ▭ Right of Way
- Key Observation Point
- KOP View Direction



1:9,000



Project Components

Mt. Pony Lines

- Proposed Route (Mt. Pony Route 1)
- Mt. Pony Route 2

Tech Park Lines


- Proposed Route (Tech Park Route 1)
- Tech Park Route 2
- Tech Park Route 3



Project Components

Oak Green Lines

- Proposed Route (Oak Green Rebuild and Relocation)



Attachment II.B.6.c.ii
Simulations
of Key Locations



Culpeper Technology Zone
230 kV Loop and
Lines #2 and #1065
Conversion Project
Culpeper and Orange
County, Virginia

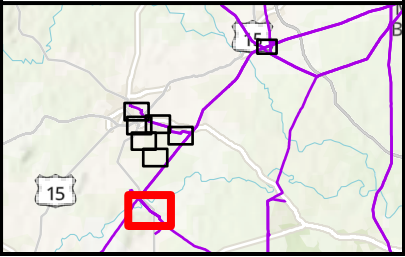
Page 7 of 8

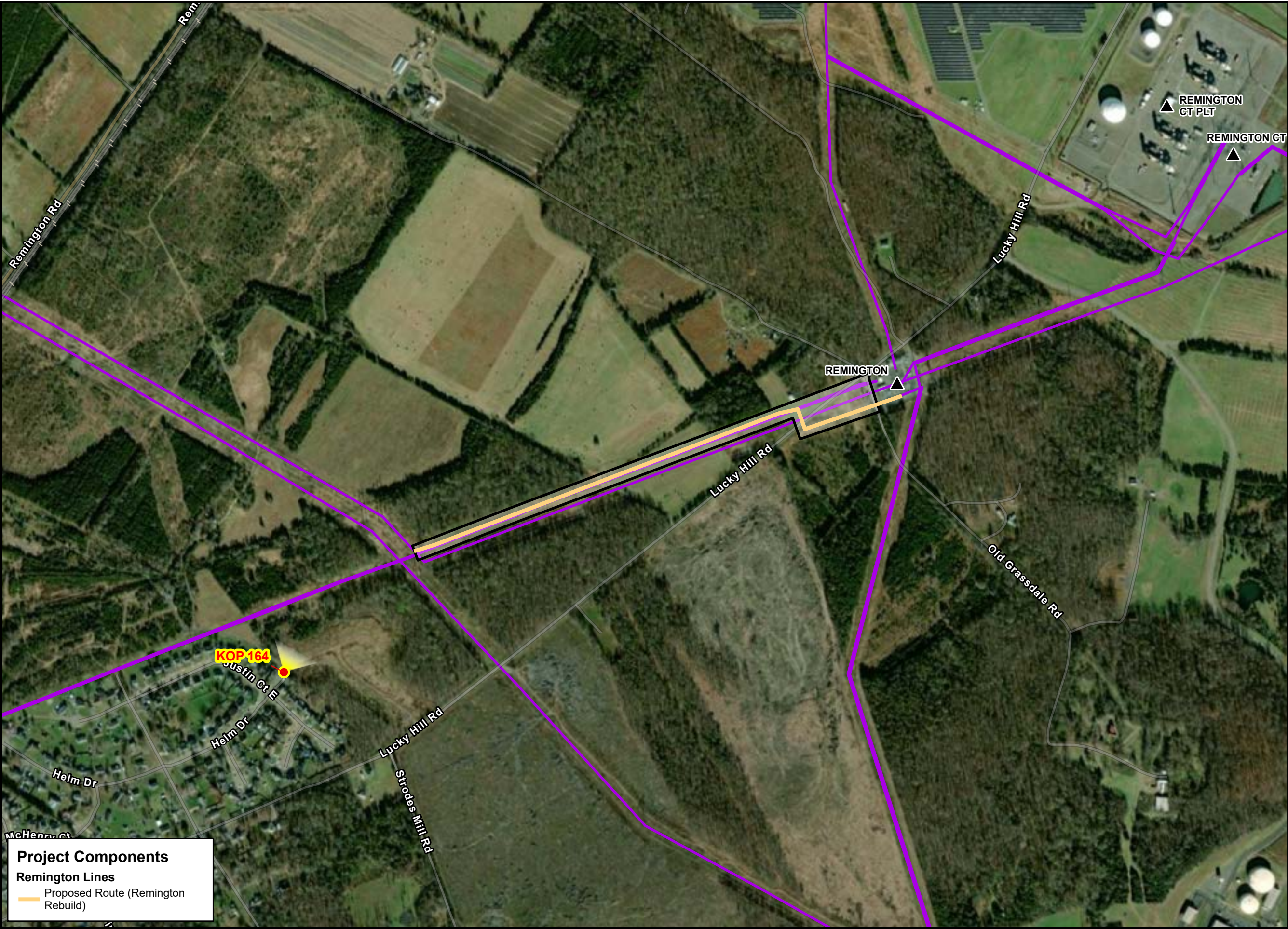
- ▲ Existing Substation/Switching Station
- △ Proposed Substation/Switching Station
- Existing Dominion Transmission Line
- - - County Boundary
- Proposed Substation/Switching Station Footprint
- ▭ Right of Way (Existing and Proposed)
- Key Observation Point
- KOP View Direction

0 660 1,320
Feet

1:16,000







Project Components

Remington Lines

- Proposed Route (Remington Rebuild)

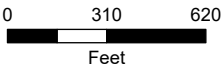


Attachment II.B.6.c.ii
Simulations
of Key Locations

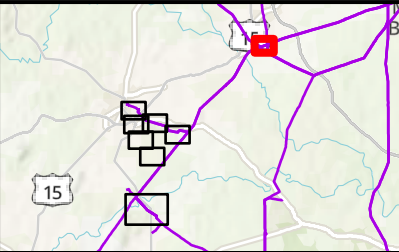
Culpeper Technology Zone
230 kV Loop and
Lines #2 and #1065
Conversion Project
Fauquier County,
Virginia

Page 8 of 8

- ▲ Existing Substation/Switching Station
- Existing Dominion Transmission Line
- ▭ Right of Way (Existing)
- Key Observation Point
- KOP View Direction



1:7,200



Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia

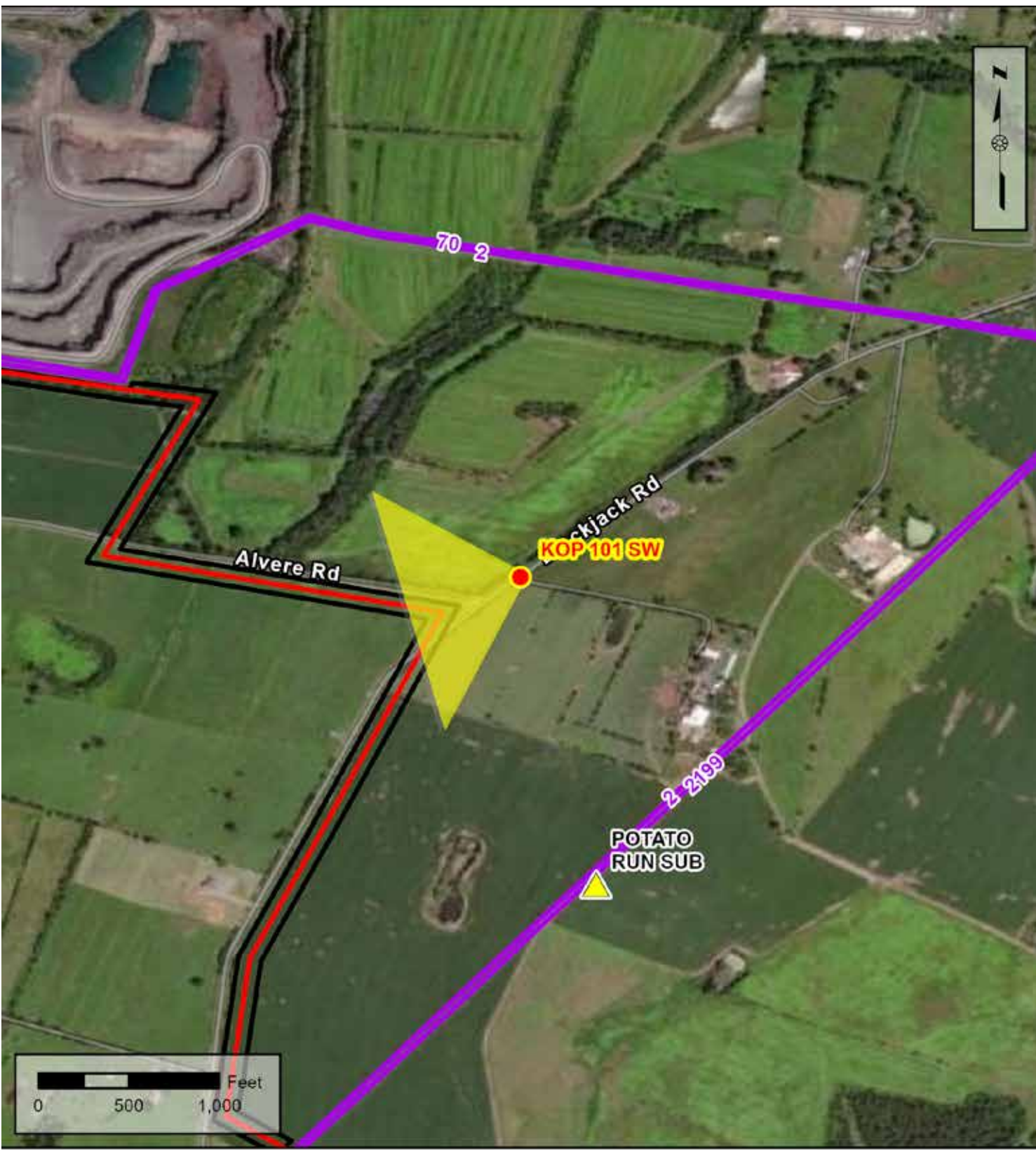


KOP 101 SW

Route: Mt. Pony Route 1
Date: 11/06/24
Time: 10:46 am
Viewing Direction: Southwest
Distance to closest feature: 0.07 miles



EXISTING CONDITIONS



Legend

- KOP View Direction
- Approved Future Substation
- Existing Dominion Energy Electric Transmission Line
- Mt Pony Route 1
- Right of Way

Note: Project components illustrated are based on proposed preliminary designs
The images contained on this page show the proposed project within a wider landscape context
and are not representative of scale and distance when viewed from the actual view point.

250



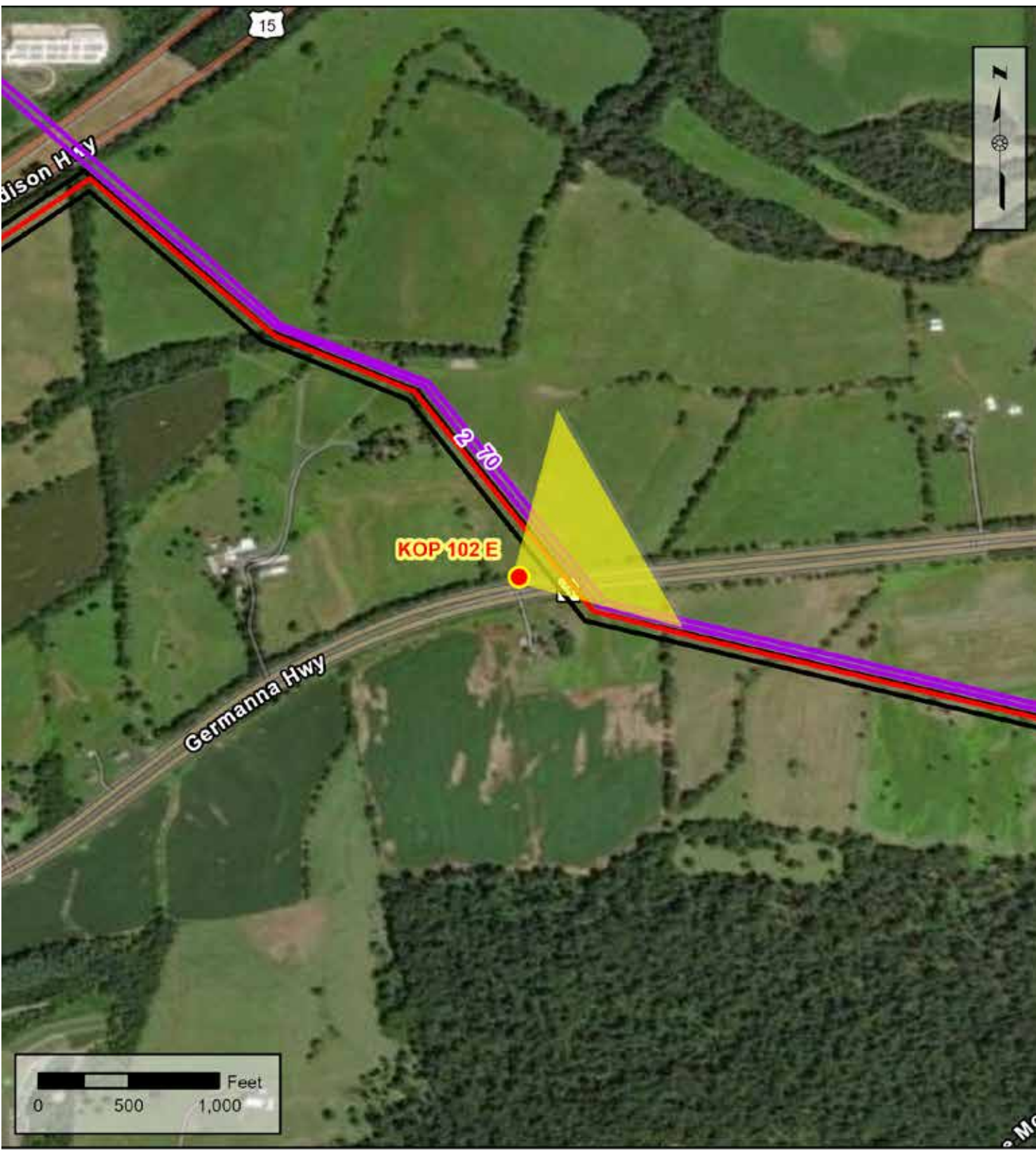
PROPOSED CONDITIONS

Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia



KOP 102 E

Route: Mt. Pony Route 1
Date: 10/08/24
Time: 12:43 pm
Viewing Direction: East
Distance to closest feature: 0.03 miles



Legend

- KOP View Direction
- Existing Dominion Energy Electric Transmission Line
- Mt Pony Route 1
- Right of Way

Note: Project components illustrated are based on proposed preliminary designs
The images contained on this page show the proposed project within a wider landscape context
and are not representative of scale and distance when viewed from the actual view point.



EXISTING CONDITIONS



PROPOSED CONDITIONS

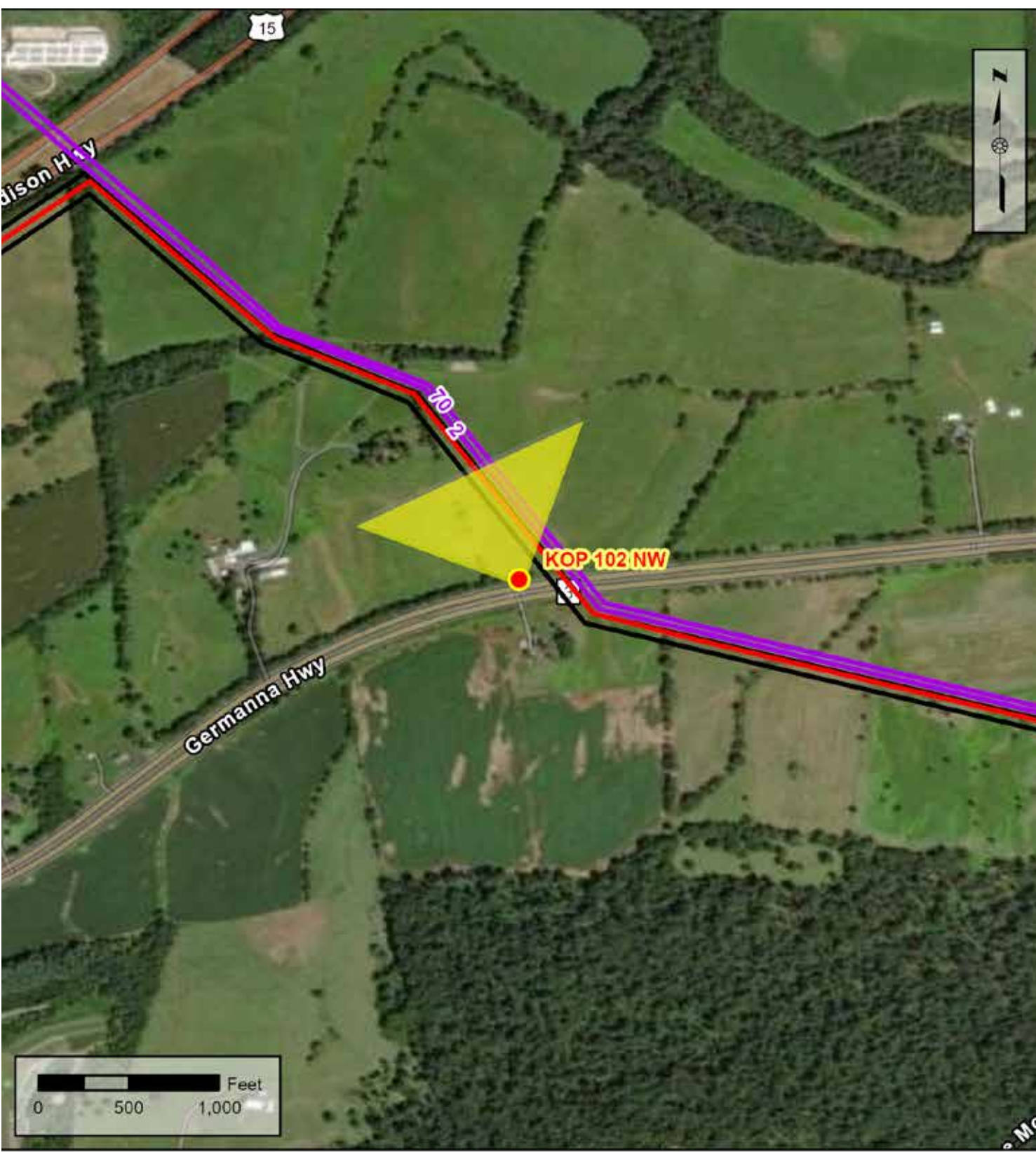
251

Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia



KOP 102 NW

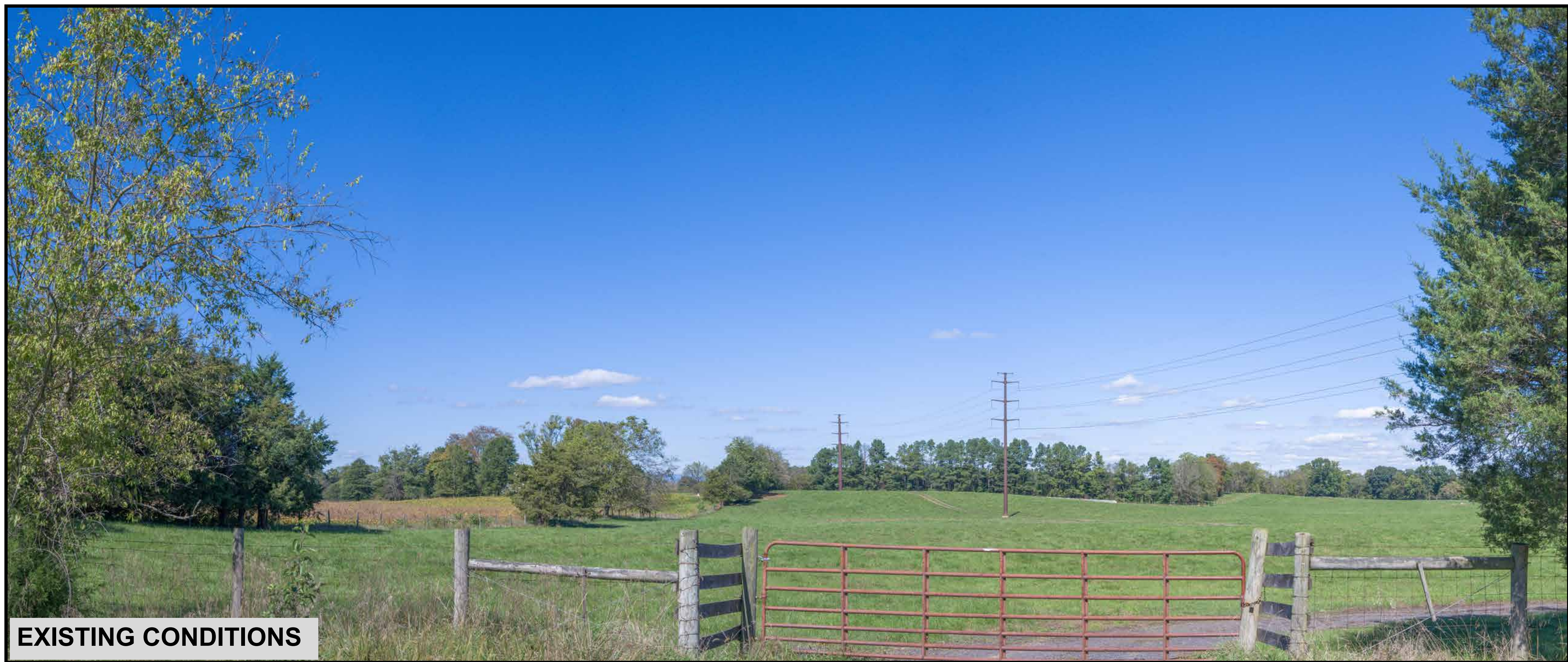
Route: Mt. Pony Route 1
Date: 10/08/24
Time: 12:43 pm
Viewing Direction: Northwest
Distance to closest feature: 0.03 miles



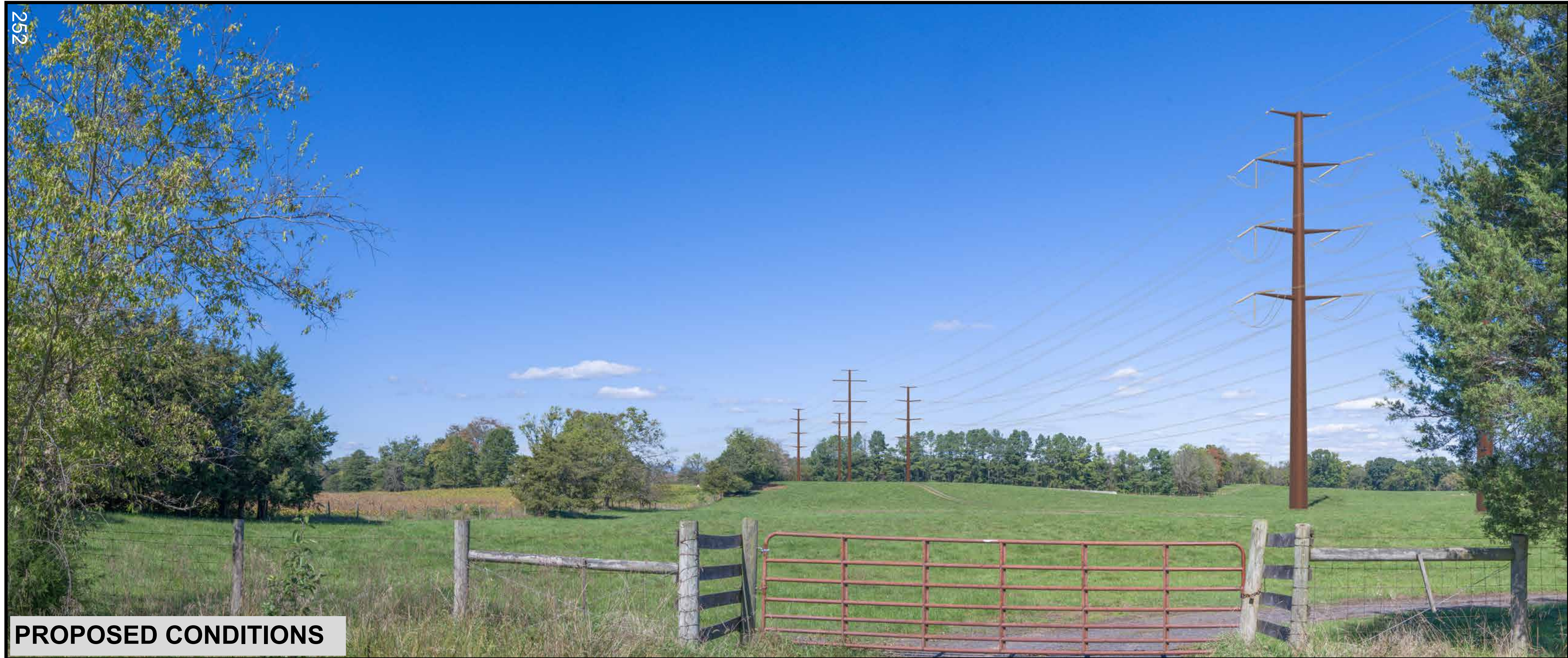
Legend

- KOP View Direction
- Existing Dominion Energy Electric Transmission Line
- Mt Pony Route 1
- Right of Way

Note: Project components illustrated are based on proposed preliminary designs
The images contained on this page show the proposed project within a wider landscape context
and are not representative of scale and distance when viewed from the actual view point.



EXISTING CONDITIONS



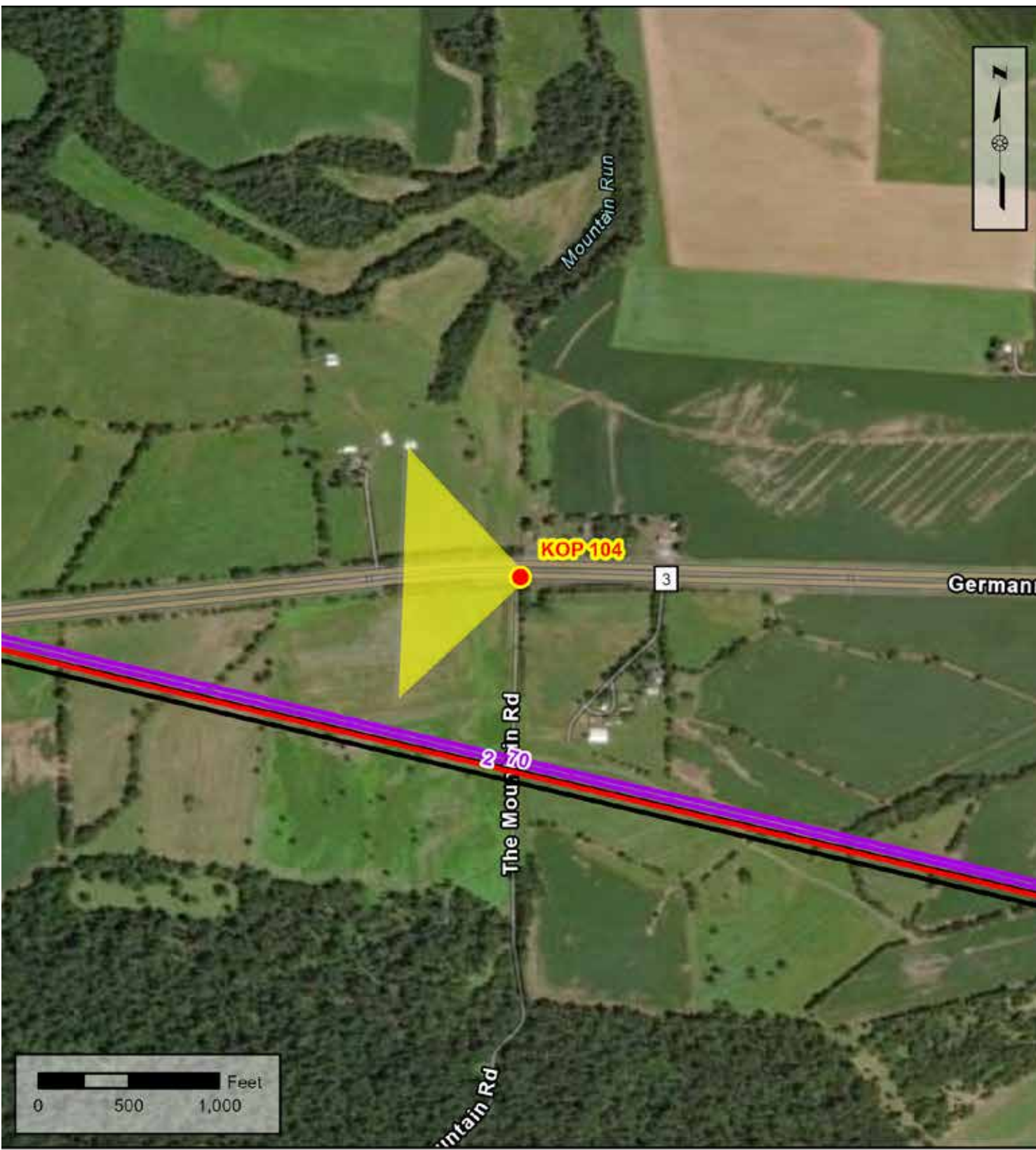
PROPOSED CONDITIONS

Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia



KOP 104

Route: Mt. Pony Route 1
Date: 10/08/24
Time: 12:58 pm
Viewing Direction: West
Distance to closest feature: 0.21 miles



Legend

- KOP View Direction
- Existing Dominion Energy Electric Transmission Line
- Mt Pony Route 1
- Right of Way

Note: Project components illustrated are based on proposed preliminary designs
The images contained on this page show the proposed project within a wider landscape context
and are not representative of scale and distance when viewed from the actual view point.



EXISTING CONDITIONS



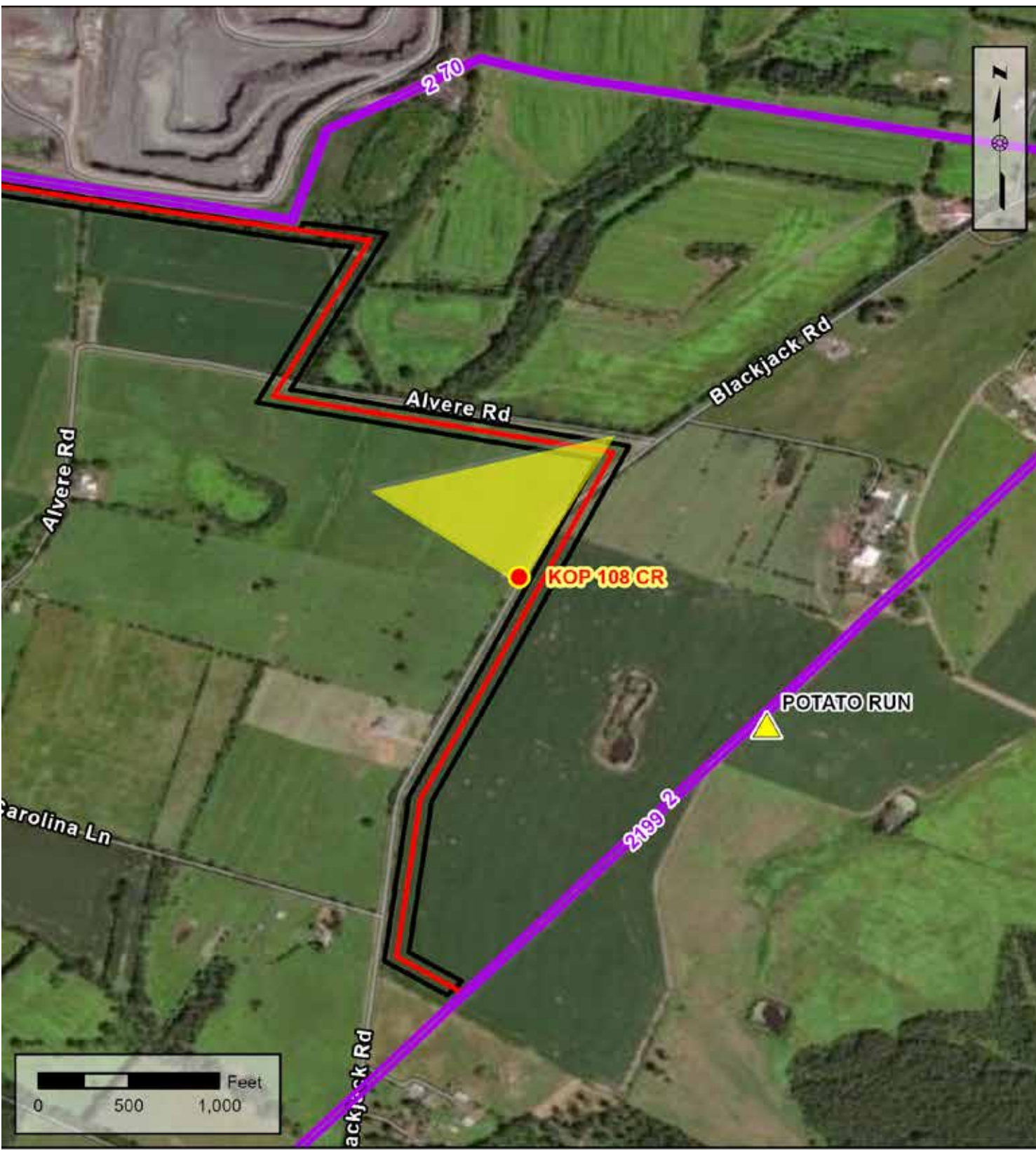
PROPOSED CONDITIONS

Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia



KOP 108 CR

Route: Mt. Pony Route 1
Date: 08/23/24
Time: 09:26 am
Viewing Direction: Northwest
Distance to closest feature: 0.02 miles



Legend

- KOP View Direction
- Approved Future Substation
- Existing Dominion Energy Electric Transmission Line
- Mt Pony Route 1
- Right of Way

Note: Project components illustrated are based on proposed preliminary designs
The images contained on this page show the proposed project within a wider landscape context
and are not representative of scale and distance when viewed from the actual view point.

EXISTING CONDITIONS

PROPOSED CONDITIONS

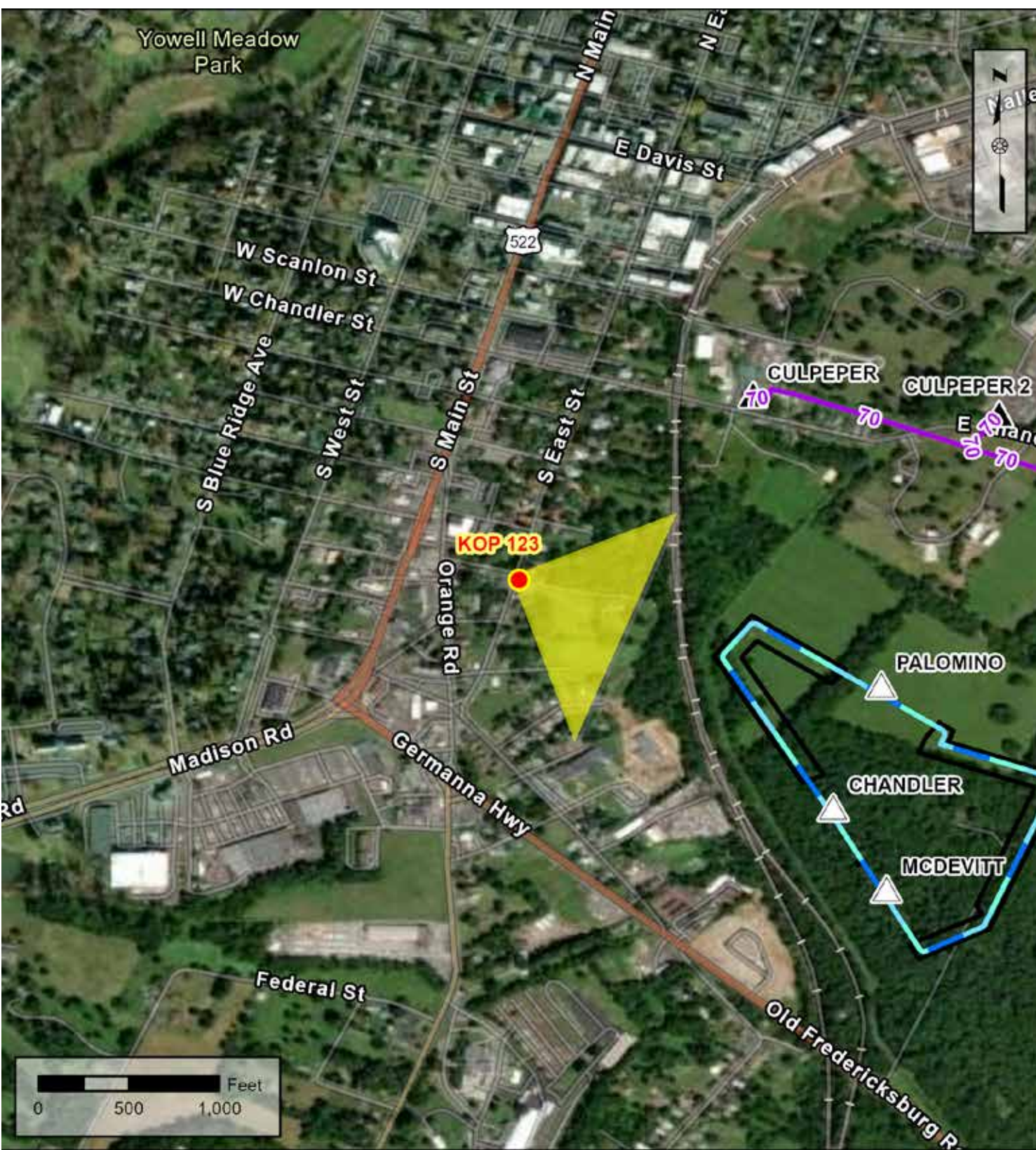
254

Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia



KOP 123

Route: Tech Park All Routes
Date: 10/08/24
Time: 02:46 pm
Viewing Direction: Southeast
Distance to closest feature: 0.19 miles



Note: Project components illustrated are based on proposed preliminary designs
The images contained on this page show the proposed project within a wider landscape context
and are not representative of scale and distance when viewed from the actual view point.

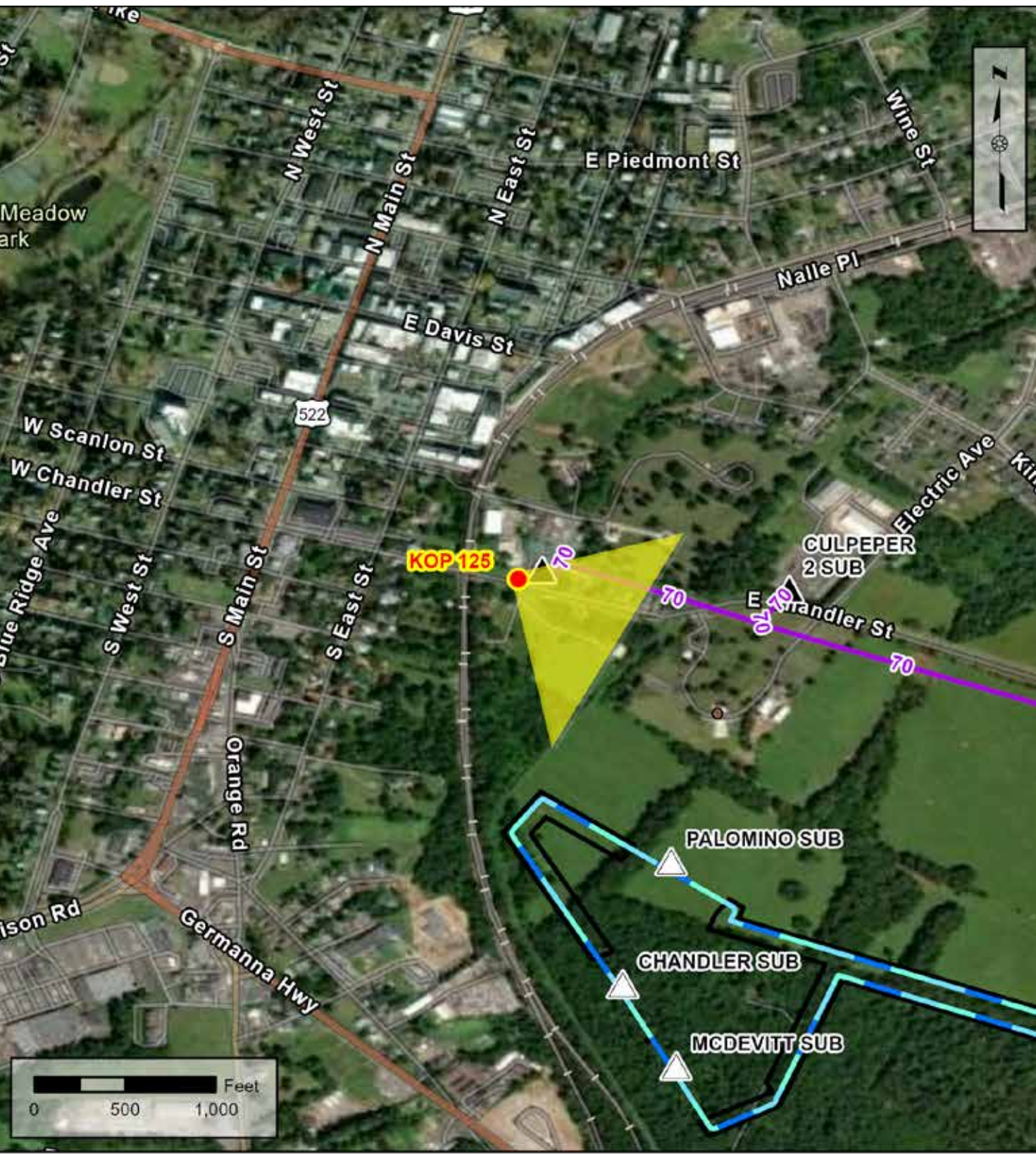


Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia



KOP 125

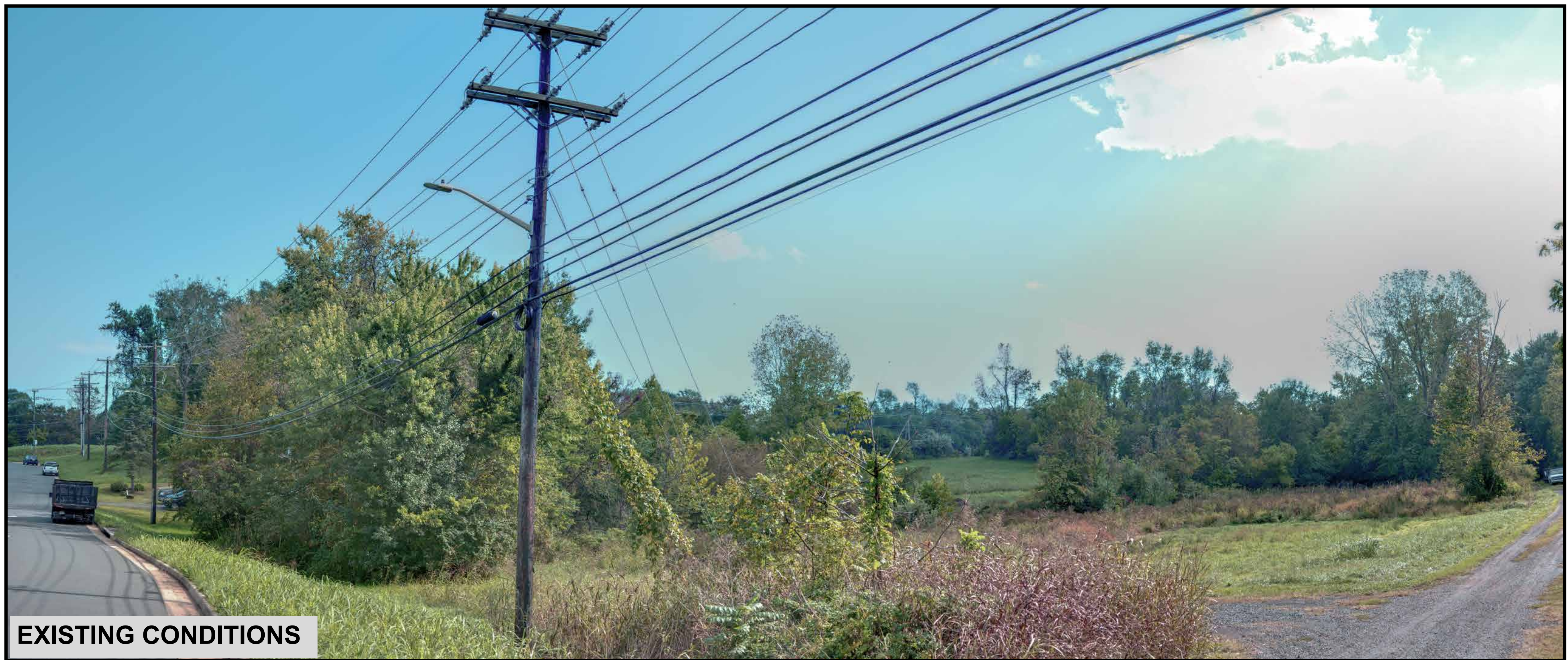
Route: Tech Park All Routes
Date: 10/07/24
Time: 02:30 pm
Viewing Direction: Southeast
Distance to closest feature: 0.25 miles



Legend

KOP View Direction	Existing Dominion Energy Electric Transmission Line	Tech Park All Routes
Existing Substation	Right of Way	
Proposed Substation		

Note: Project components illustrated are based on proposed preliminary designs
The images contained on this page show the proposed project within a wider landscape context
and are not representative of scale and distance when viewed from the actual view point.



EXISTING CONDITIONS



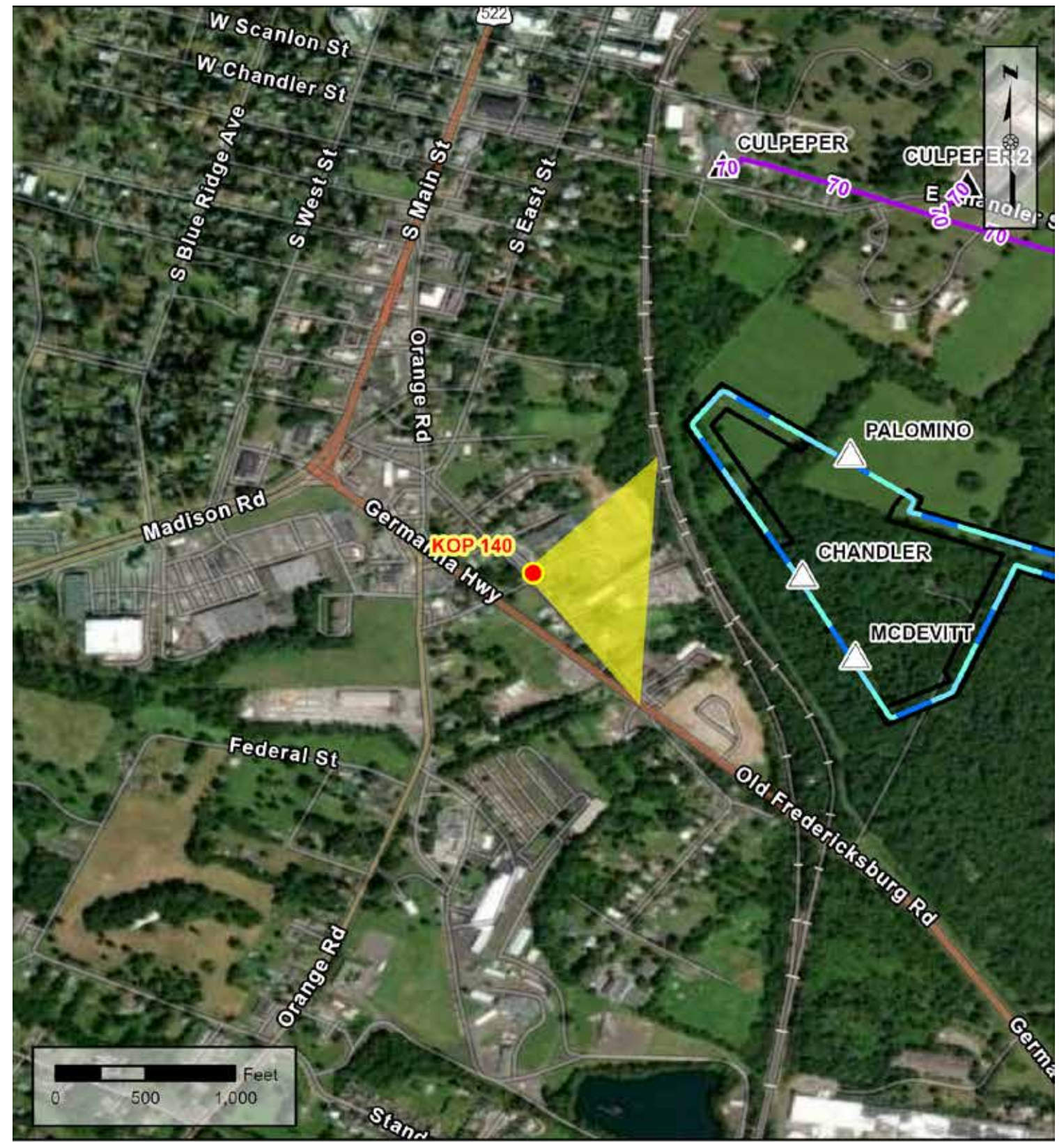
PROPOSED CONDITIONS

Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia



KOP 140

Route: Tech Park All Routes
Date: 10/08/24
Time: 02:29 pm
Viewing Direction: East
Distance to closest feature: 0.19 miles



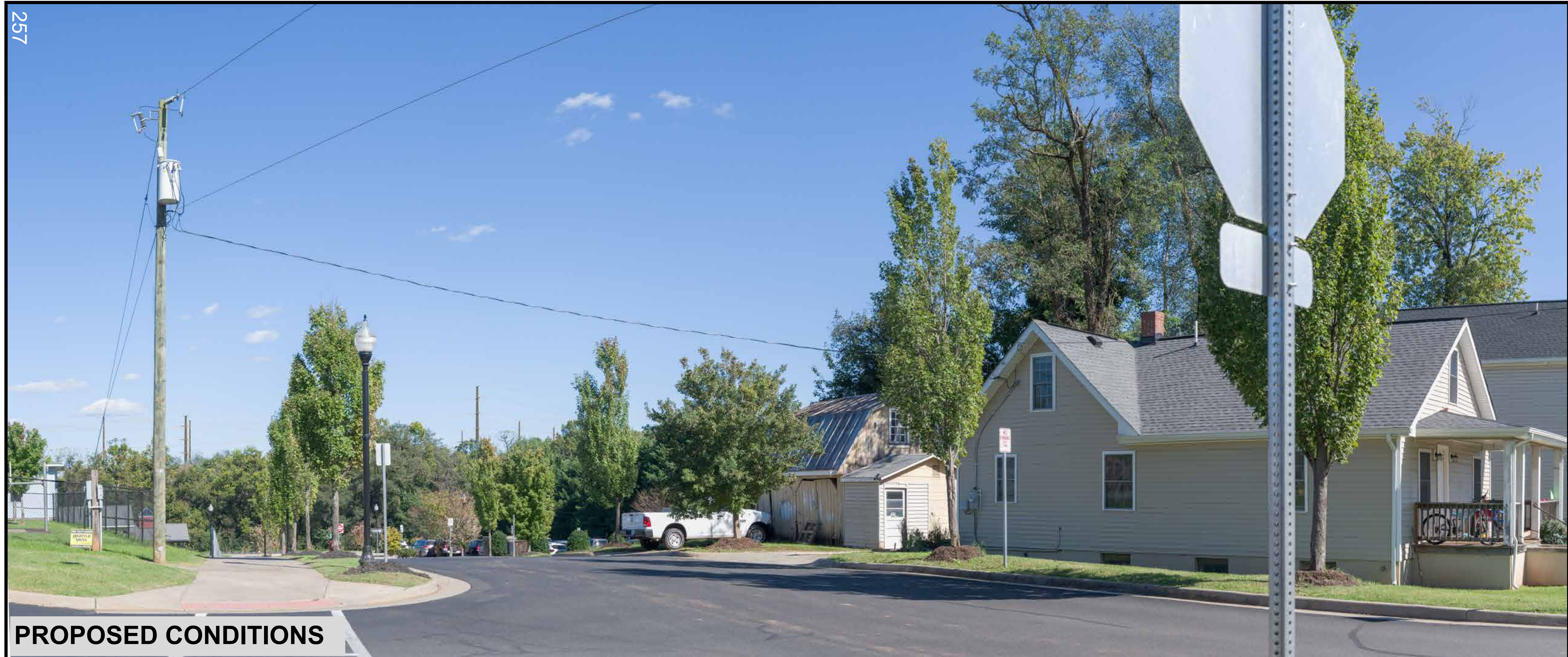
Legend

KOP View Direction	Existing Dominion Energy Electric Transmission Line	Tech Park All Routes
Existing Substation	Right of Way	
Proposed Substation		

Note: Project components illustrated are based on proposed preliminary designs
The images contained on this page show the proposed project within a wider landscape context and are not representative of scale and distance when viewed from the actual view point.



EXISTING CONDITIONS



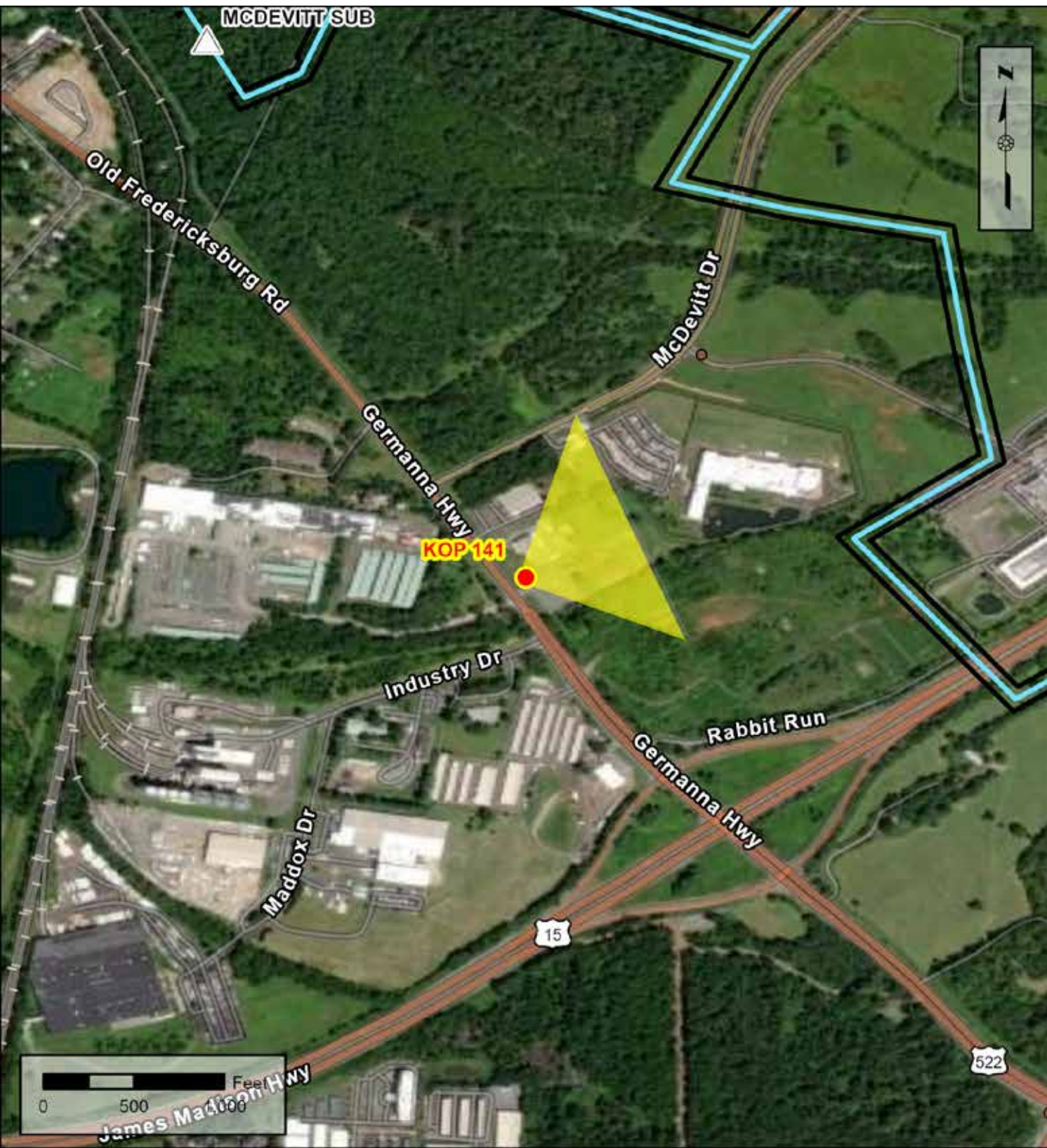
PROPOSED CONDITIONS

Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia



KOP 141

Route: Tech Park Route 2
Date: 08/23/2024
Time: 11:01 am
Viewing Direction: Northeast
Distance to closest feature: 0.27 miles



Legend

- KOP View Direction
- Tech Park Route 2
- Proposed Substation
- Right of Way

Note: Project components illustrated are based on proposed preliminary designs. The images contained on this page show the proposed project within a wider landscape context and are not representative of scale and distance when viewed from the actual view point.



EXISTING CONDITIONS



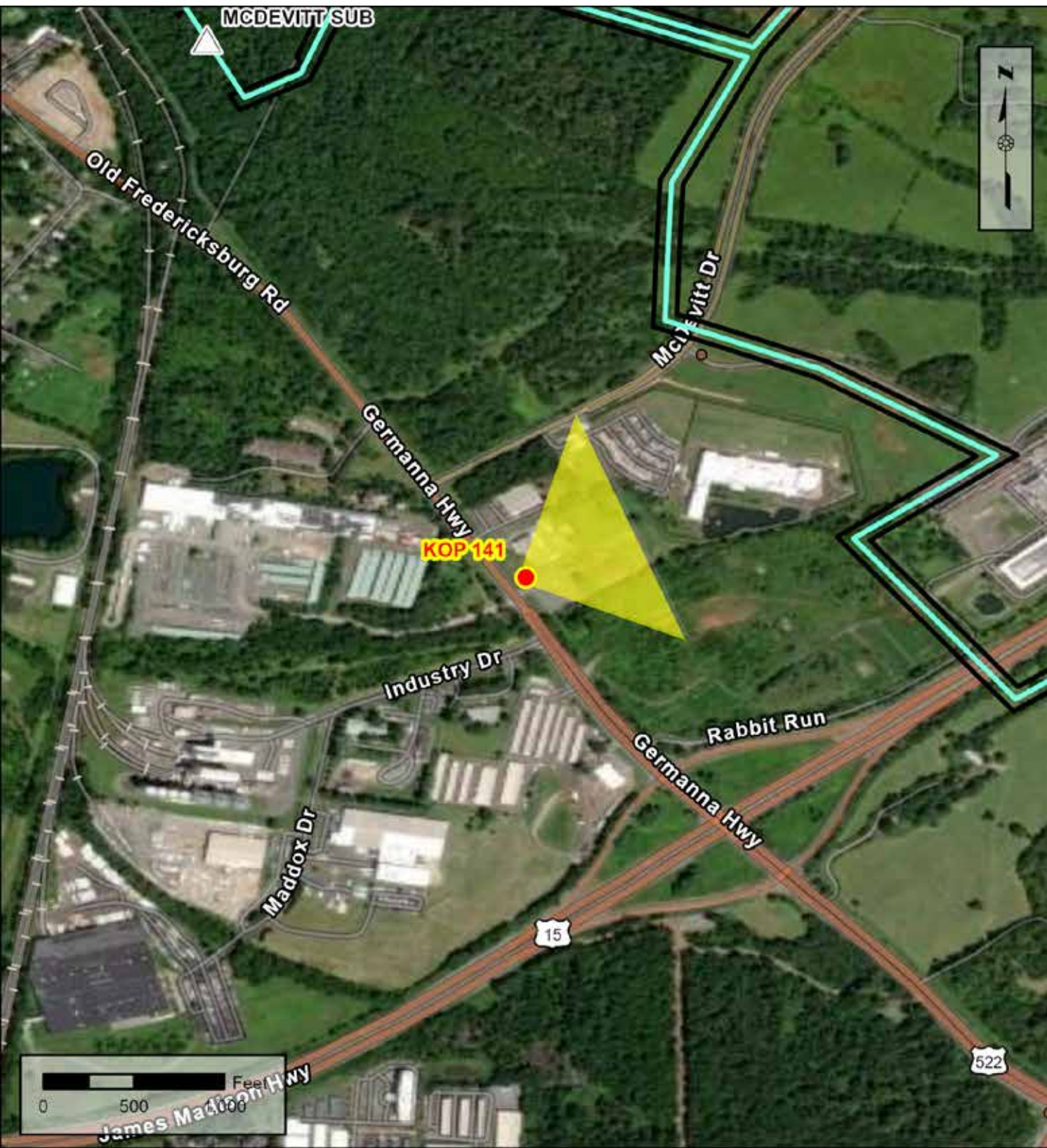
PROPOSED CONDITIONS

Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia



KOP 141

Route: Tech Park Route 3
Date: 08/23/2024
Time: 11:01 am
Viewing Direction: Northeast
Distance to closest feature: 0.27 miles



Legend

- KOP View Direction
- Tech Park Route 3
- Proposed Substation
- Right of Way

Note: Project components illustrated are based on proposed preliminary designs. The images contained on this page show the proposed project within a wider landscape context and are not representative of scale and distance when viewed from the actual view point.



EXISTING CONDITIONS



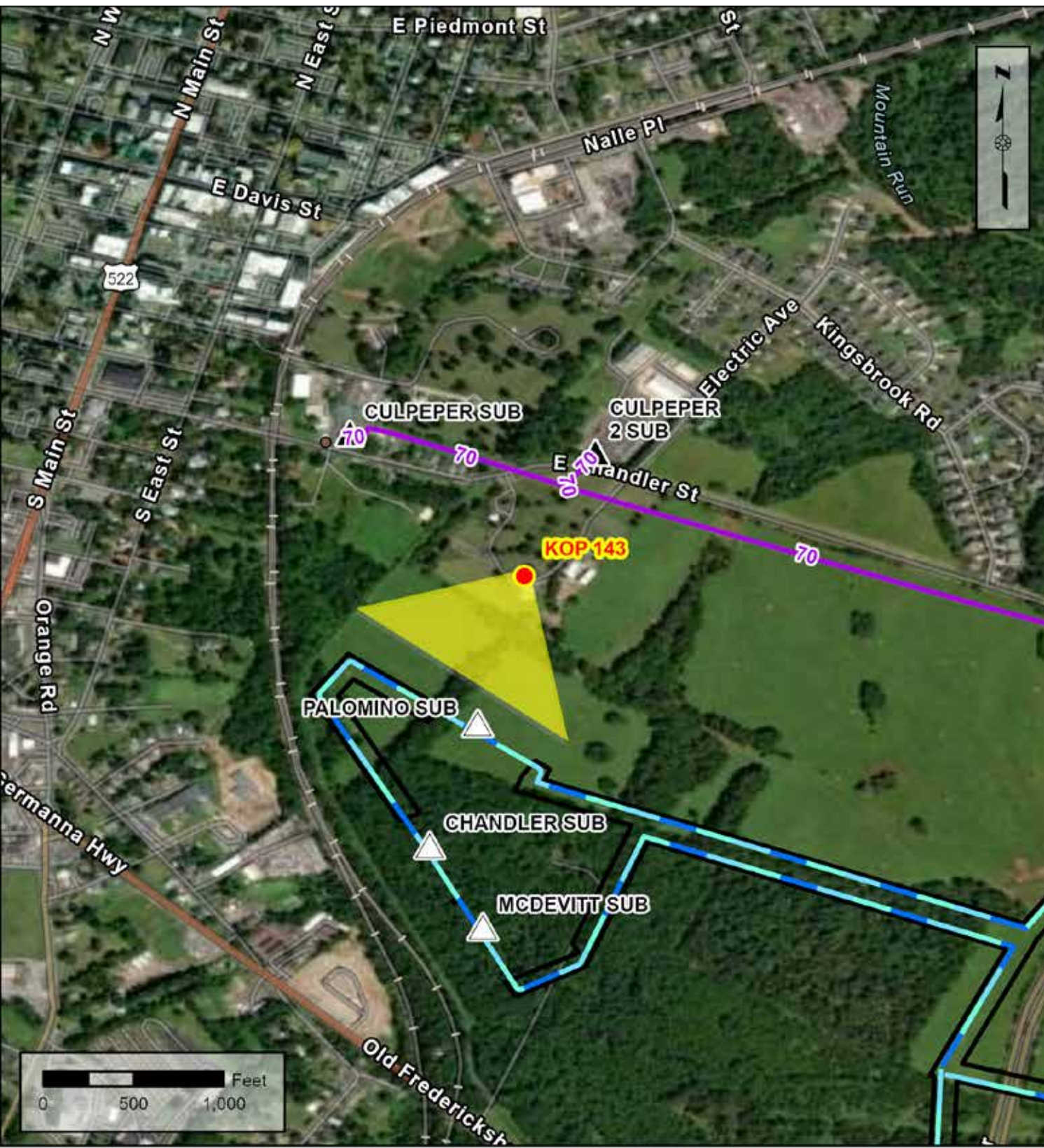
PROPOSED CONDITIONS

Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia



KOP 143

Route: Tech Park All Routes
Date: 10/09/2024
Time: 10:27 am
Viewing Direction: Southwest
Distance to closest feature: 0.16 miles



- Legend**
- KOP View Direction
 - Existing Substation
 - Proposed Substation
 - Existing Dominion Energy Electric Transmission Line
 - Tech Park All Routes
 - Right of Way

Note: Project components illustrated are based on proposed preliminary designs
The images contained on this page show the proposed project within a wider landscape context
and are not representative of scale and distance when viewed from the actual view point.



EXISTING CONDITIONS



PROPOSED CONDITIONS

Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia

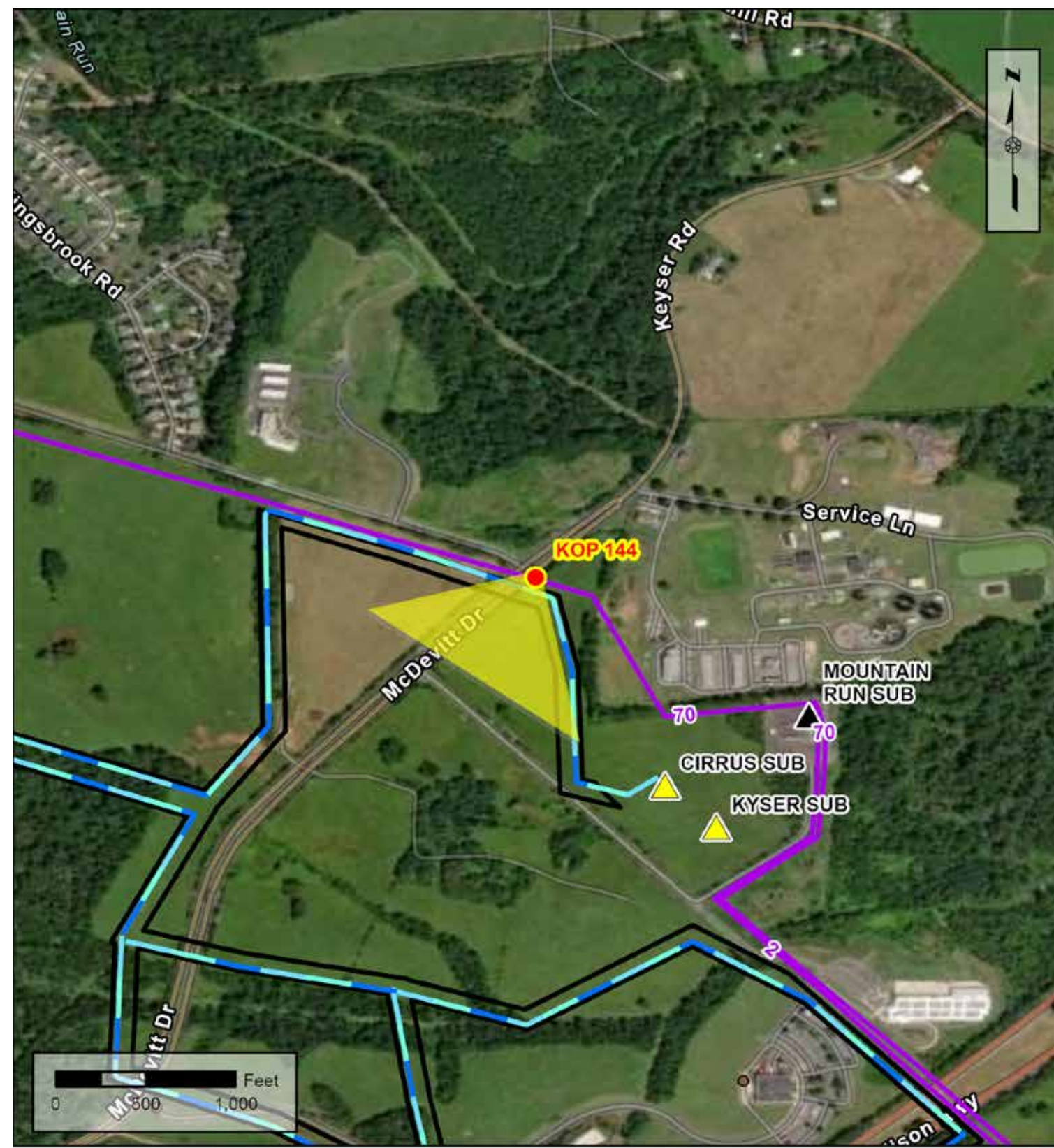


KOP 144

Route: Tech Park All Routes
Date: 08/21/2024
Time: 11:51 am
Viewing Direction: Southwest
Distance to closest feature: 0.02 miles

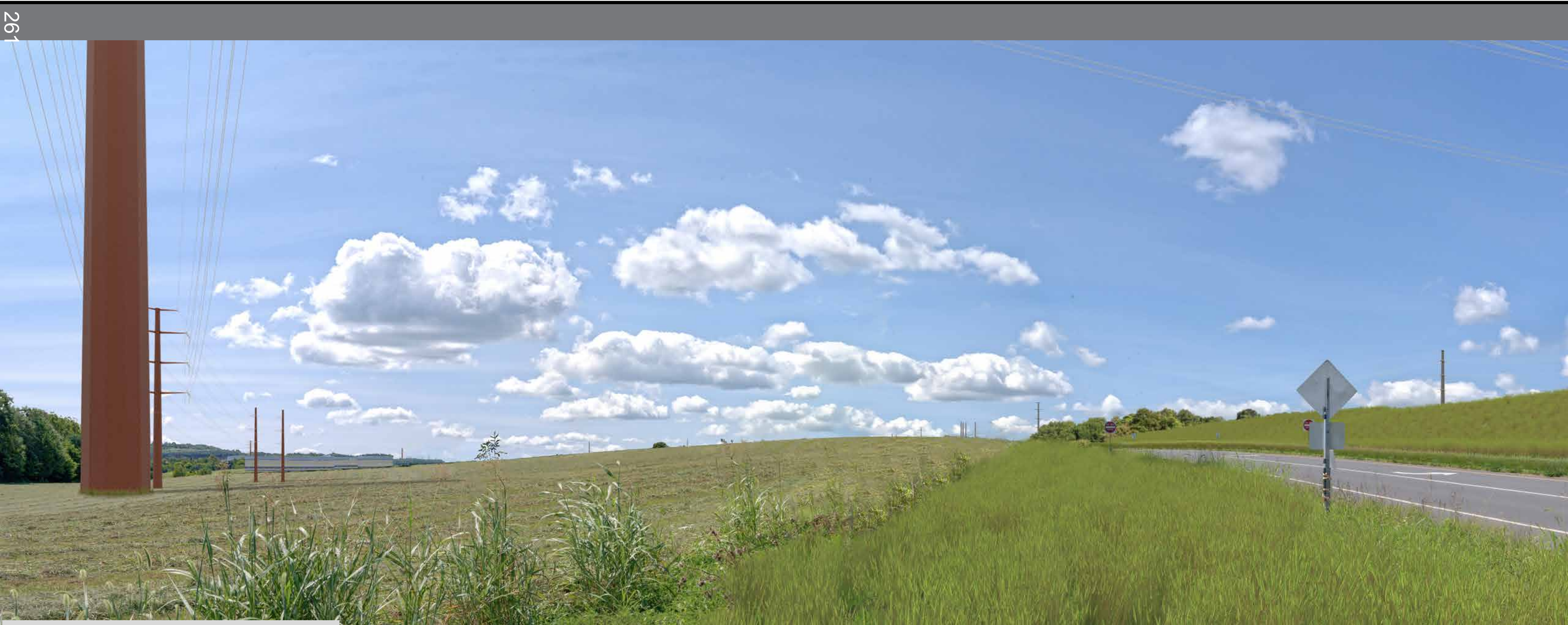


EXISTING CONDITIONS



- Legend**
- KOP View Direction
 - ▲ Existing Substation
 - ▲ Approved Future Substation
 - Existing Dominion Energy Electric Transmission Line
 - Tech Park All Routes
 - Right of Way

Note: Project components illustrated are based on proposed preliminary designs. The images contained on this page show the proposed project within a wider landscape context and are not representative of scale and distance when viewed from the actual view point.



PROPOSED CONDITIONS

Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia



KOP 144 W

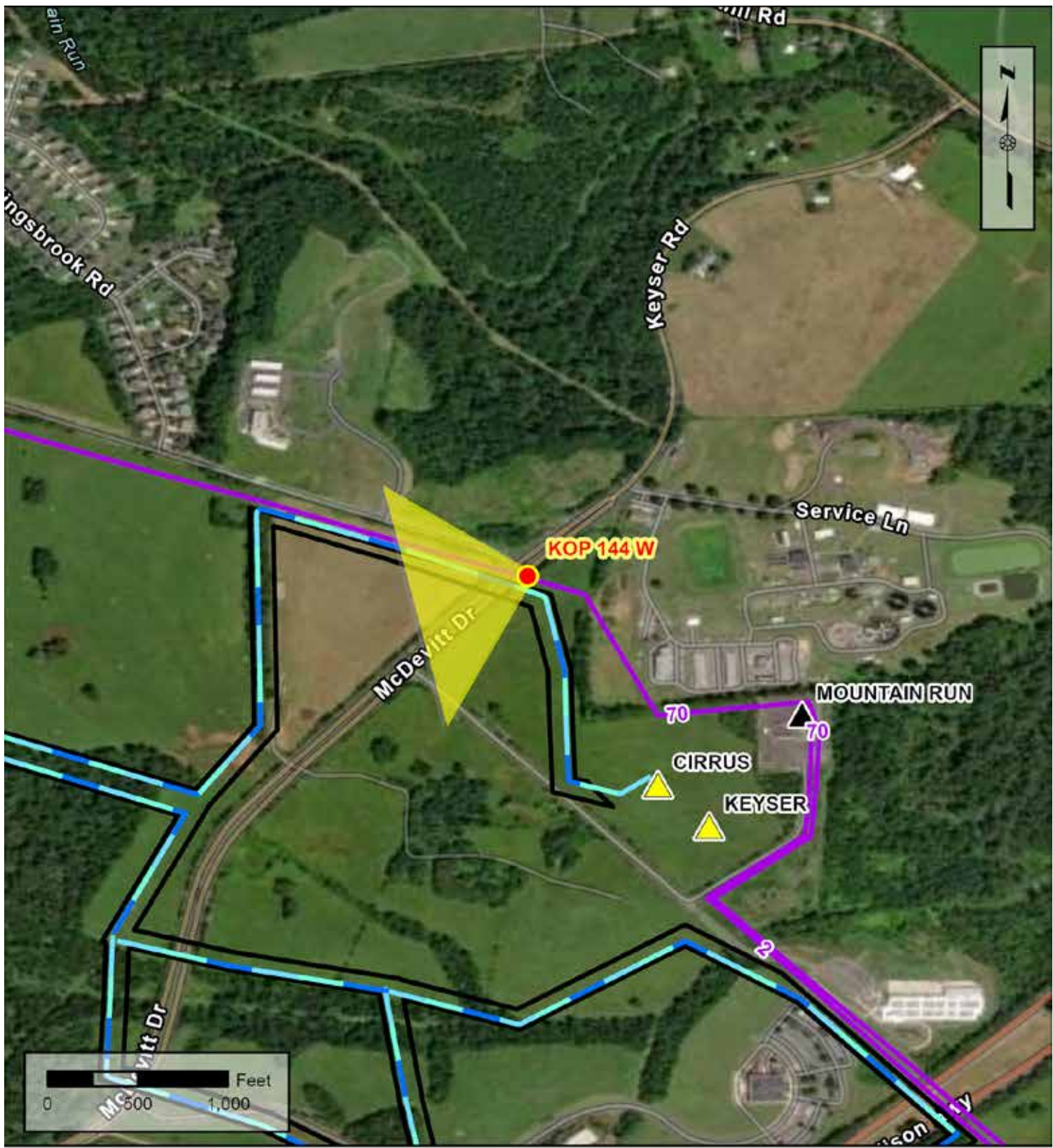
Route: Tech Park All Routes
Date: 08/21/2024
Time: 11:51 am
Viewing Direction: West
Distance to closest feature: 0.02 miles



EXISTING CONDITIONS



PROPOSED CONDITIONS



Legend

KOP View Direction	Existing Dominion Energy Electric Transmission Line	Tech Park All Routes
Existing Substation	Right of Way	
Approved Future Substation		

Note: Project components illustrated are based on proposed preliminary designs. The images contained on this page show the proposed project within a wider landscape context and are not representative of scale and distance when viewed from the actual view point.

Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia



KOP 146

Route: Tech Park Route 1 & Mt. Pony Route 1
Date: 10/09/2024
Time: 10:58 am
Viewing Direction: East
Distance to closest feature: 0.46 miles

EXISTING CONDITIONS

263

PROPOSED CONDITIONS



- Legend**
- KOP View Direction
 - △ Approved Future Substation
 - Existing Dominion Energy Electric Transmission Line
 - Tech Park Route 1
 - Mt. Pony Route 1 / Tech Park Route 1
 - Right of Way

Note: Project components illustrated are based on proposed preliminary designs. The images contained on this page show the proposed project within a wider landscape context and are not representative of scale and distance when viewed from the actual view point.

Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia



KOP 146

Route: Tech Park Route 1 & Mt. Pony Route 2
Date: 10/09/2024
Time: 10:58 am
Viewing Direction: East
Distance to closest feature: 0.41 miles

EXISTING CONDITIONS

264

PROPOSED CONDITIONS



- Legend**
- KOP View Direction
 - △ Approved Future Substation
 - △ Existing Substation
 - Existing Dominion Energy Electric Transmission Line
 - Mt Pony Route 2
 - Tech Park Route 1
 - Right of Way

Note: Project components illustrated are based on proposed preliminary designs. The images contained on this page show the proposed project within a wider landscape context and are not representative of scale and distance when viewed from the actual view point.

Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia



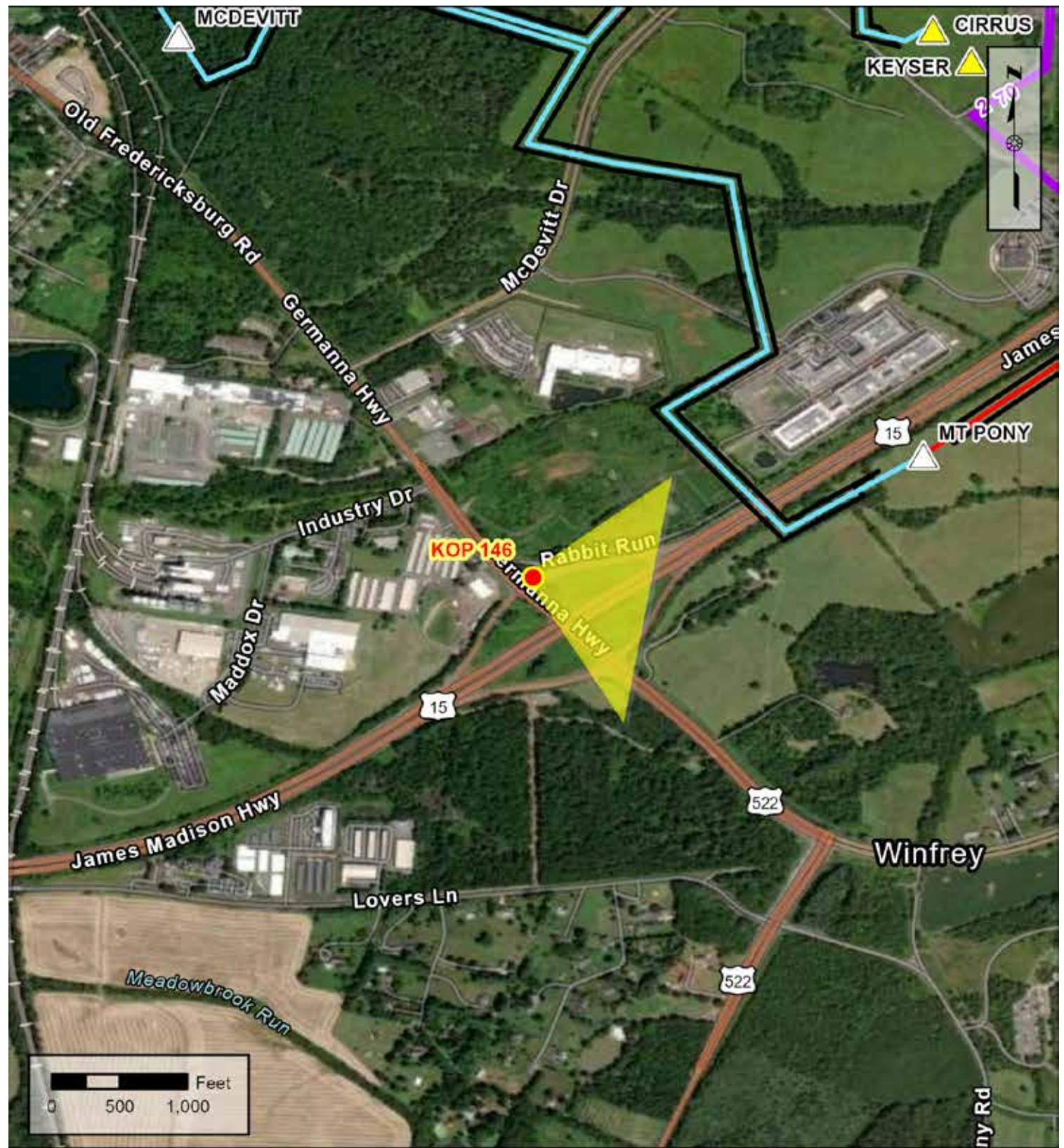
KOP 146

Route: Tech Park Route 2 & Mt. Pony Route 1
Date: 10/09/2024
Time: 10:58 am
Viewing Direction: East
Distance to closest feature: 0.26 miles

EXISTING CONDITIONS

265

PROPOSED CONDITIONS



- Legend**
- KOP View Direction
 - △ Approved Future Substation
 - △ Existing Substation
 - Existing Dominion Energy Electric Transmission Line
 - Mt Pony Route 1
 - Tech Park Route 2
 - Right of Way

Note: Project components illustrated are based on proposed preliminary designs. The images contained on this page show the proposed project within a wider landscape context and are not representative of scale and distance when viewed from the actual view point.

Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia



KOP 146

Route: Tech Park Route 2 & Mt. Pony Route 2
Date: 10/09/2024
Time: 10:58 am
Viewing Direction: East
Distance to closest feature: 0.26 miles

EXISTING CONDITIONS

266

PROPOSED CONDITIONS



- Legend**
- KOP View Direction
 - △ Approved Future Substation
 - △ Existing Substation
 - Existing Dominion Energy Electric Transmission Line
 - Mt Pony Route 2
 - Tech Park Route 2
 - Right of Way

Note: Project components illustrated are based on proposed preliminary designs. The images contained on this page show the proposed project within a wider landscape context and are not representative of scale and distance when viewed from the actual view point.

Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia



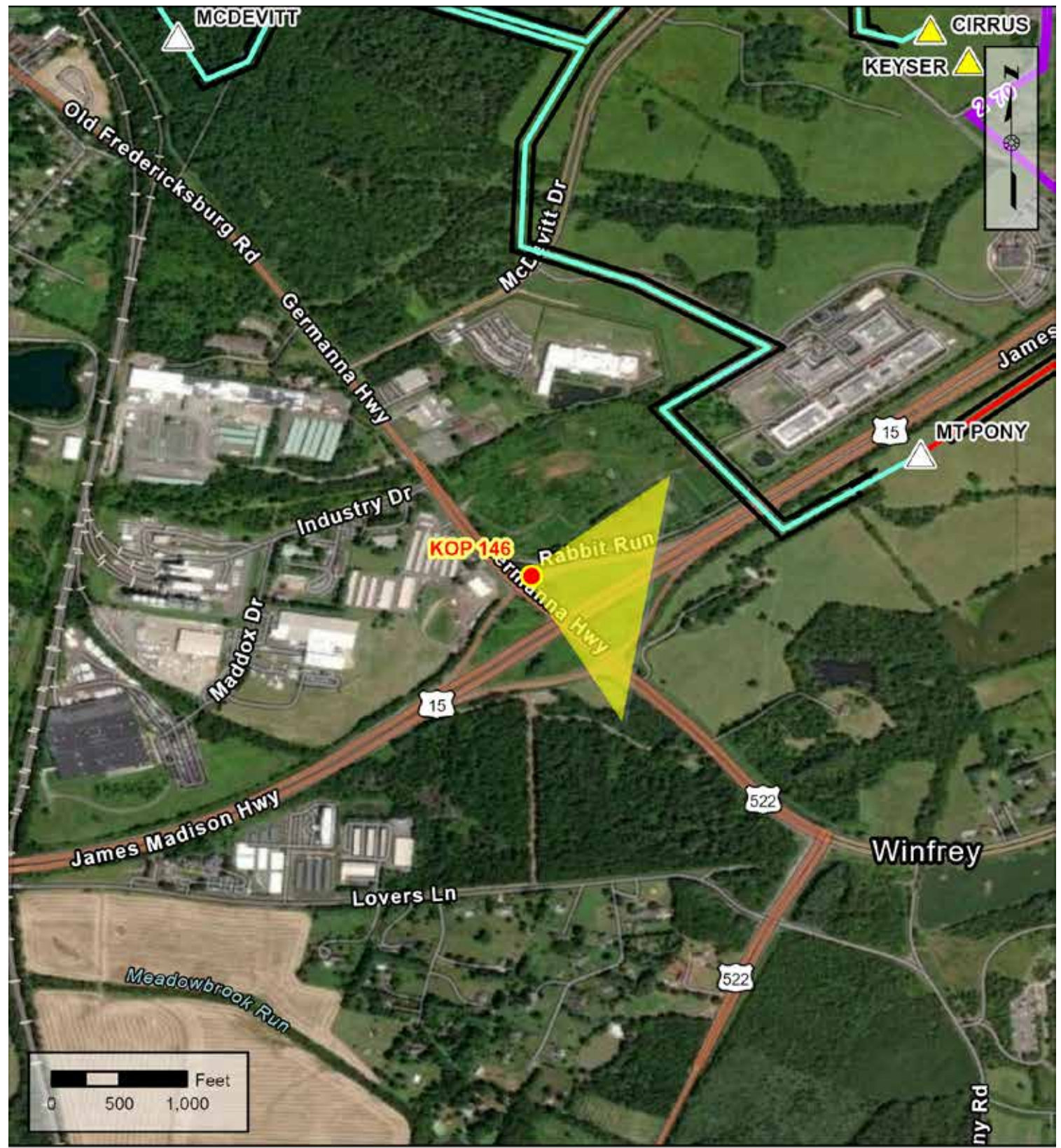
KOP 146

Route: Tech Park Route 3 & Mt. Pony Route 1
Date: 10/09/2024
Time: 10:58 am
Viewing Direction: East
Distance to closest feature: 0.26 miles

EXISTING CONDITIONS

267

PROPOSED CONDITIONS



- Legend**
- KOP View Direction
 - △ Approved Future Substation
 - △ Existing Substation
 - Existing Dominion Energy Electric Transmission Line
 - Mt Pony Route 1
 - Tech Park Route 3
 - Right of Way

Note: Project components illustrated are based on proposed preliminary designs. The images contained on this page show the proposed project within a wider landscape context and are not representative of scale and distance when viewed from the actual view point.

Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia



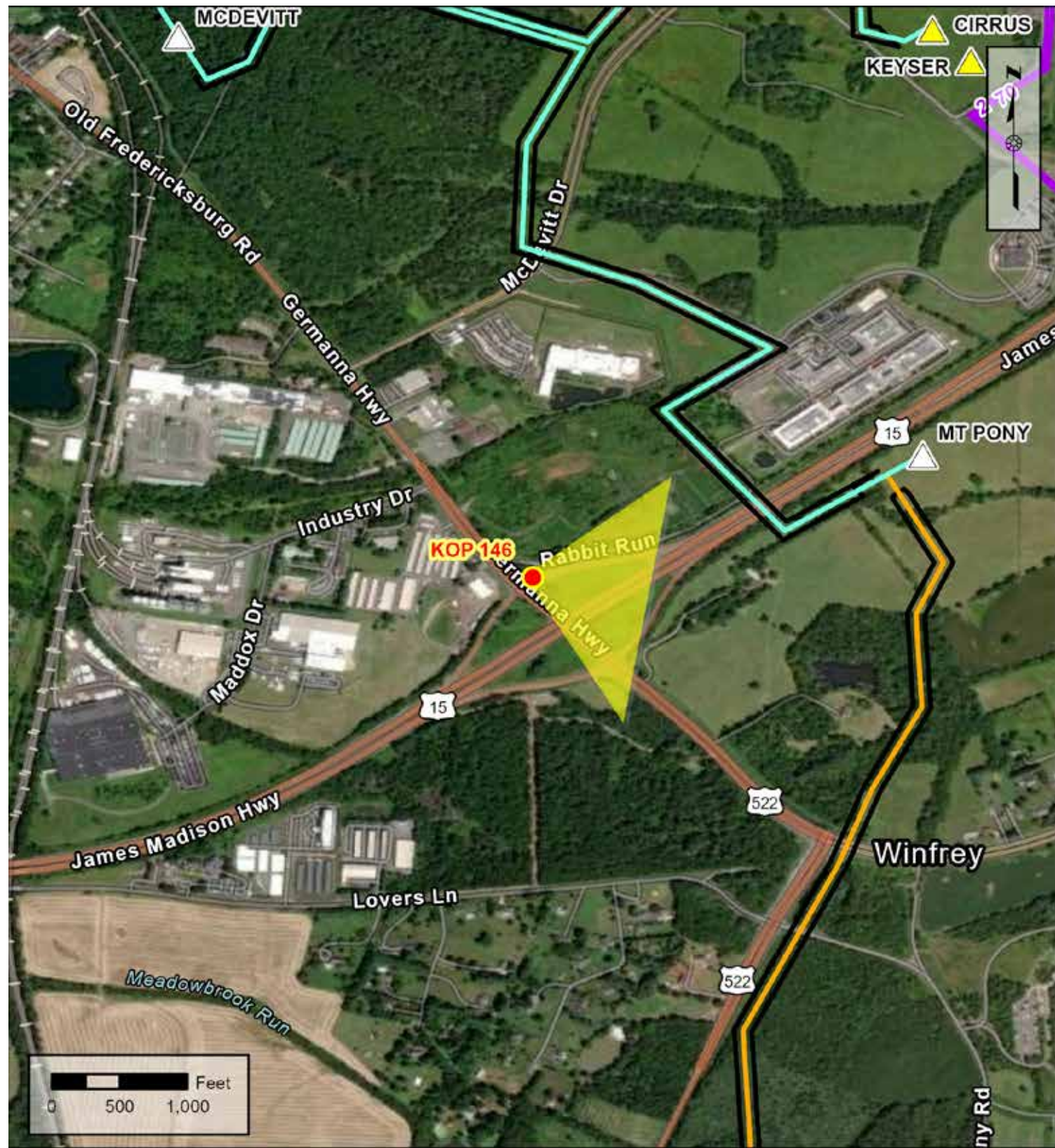
KOP 146

Route: Tech Park Route 3 & Mt. Pony Route 2
Date: 10/09/2024
Time: 10:58 am
Viewing Direction: East
Distance to closest feature: 0.26 miles

EXISTING CONDITIONS

268

PROPOSED CONDITIONS



- Legend**
- KOP View Direction
 - △ Approved Future Substation
 - △ Existing Substation
 - Existing Dominion Energy Electric Transmission Line
 - Mt Pony Route 2
 - Tech Park Route 3
 - Right of Way

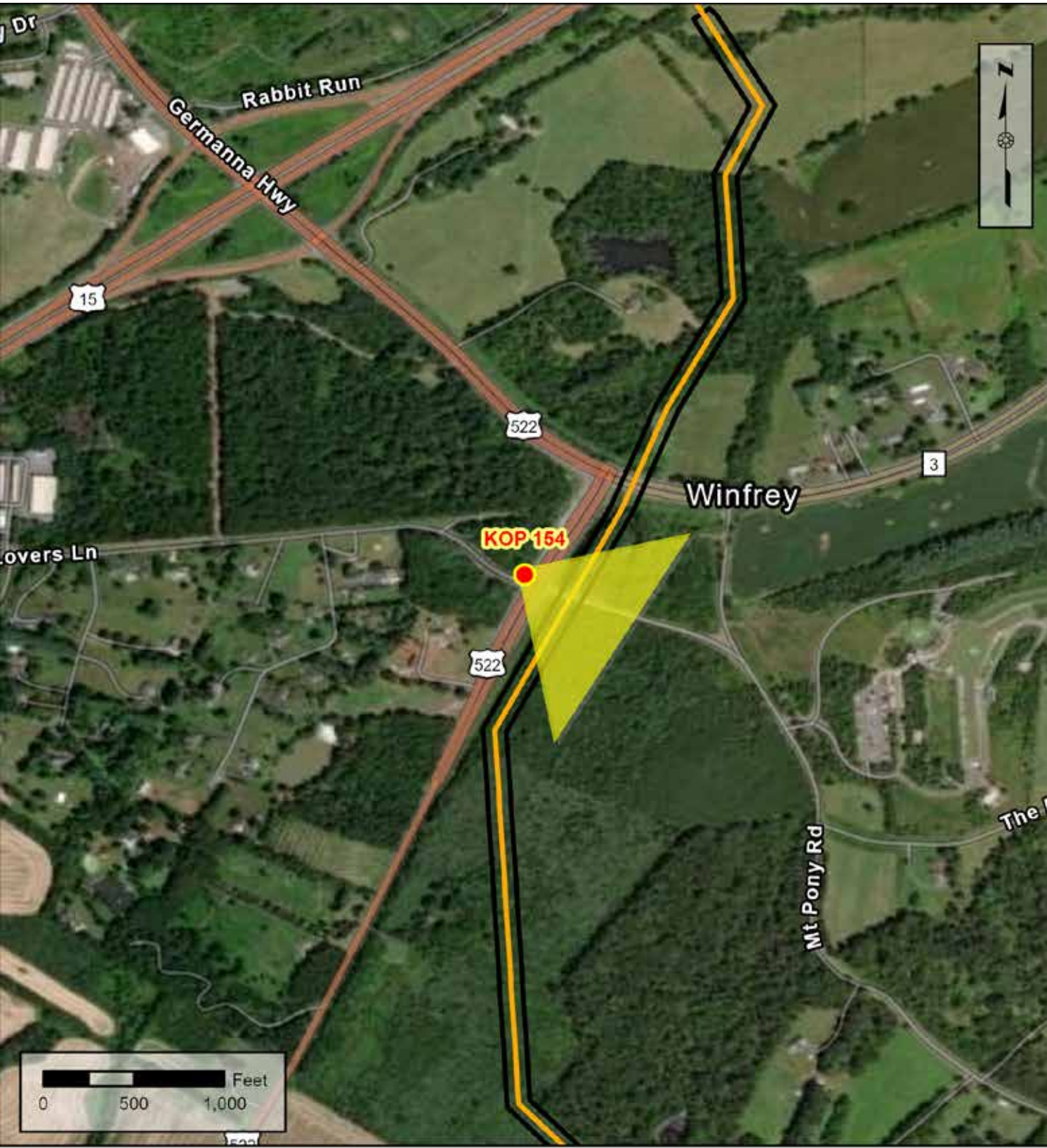
Note: Project components illustrated are based on proposed preliminary designs. The images contained on this page show the proposed project within a wider landscape context and are not representative of scale and distance when viewed from the actual view point.

Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia



KOP 154

Route: Mt. Pony Route 2
Date: 10/08/2024
Time: 01:42 pm
Viewing Direction: Southeast
Distance to closest feature: 0.04 miles



Legend

- KOP View Direction
- Mt Pony Route 2
- Right of Way

Note: Project components illustrated are based on proposed preliminary designs
The images contained on this page show the proposed project within a wider landscape context
and are not representative of scale and distance when viewed from the actual view point.



EXISTING CONDITIONS



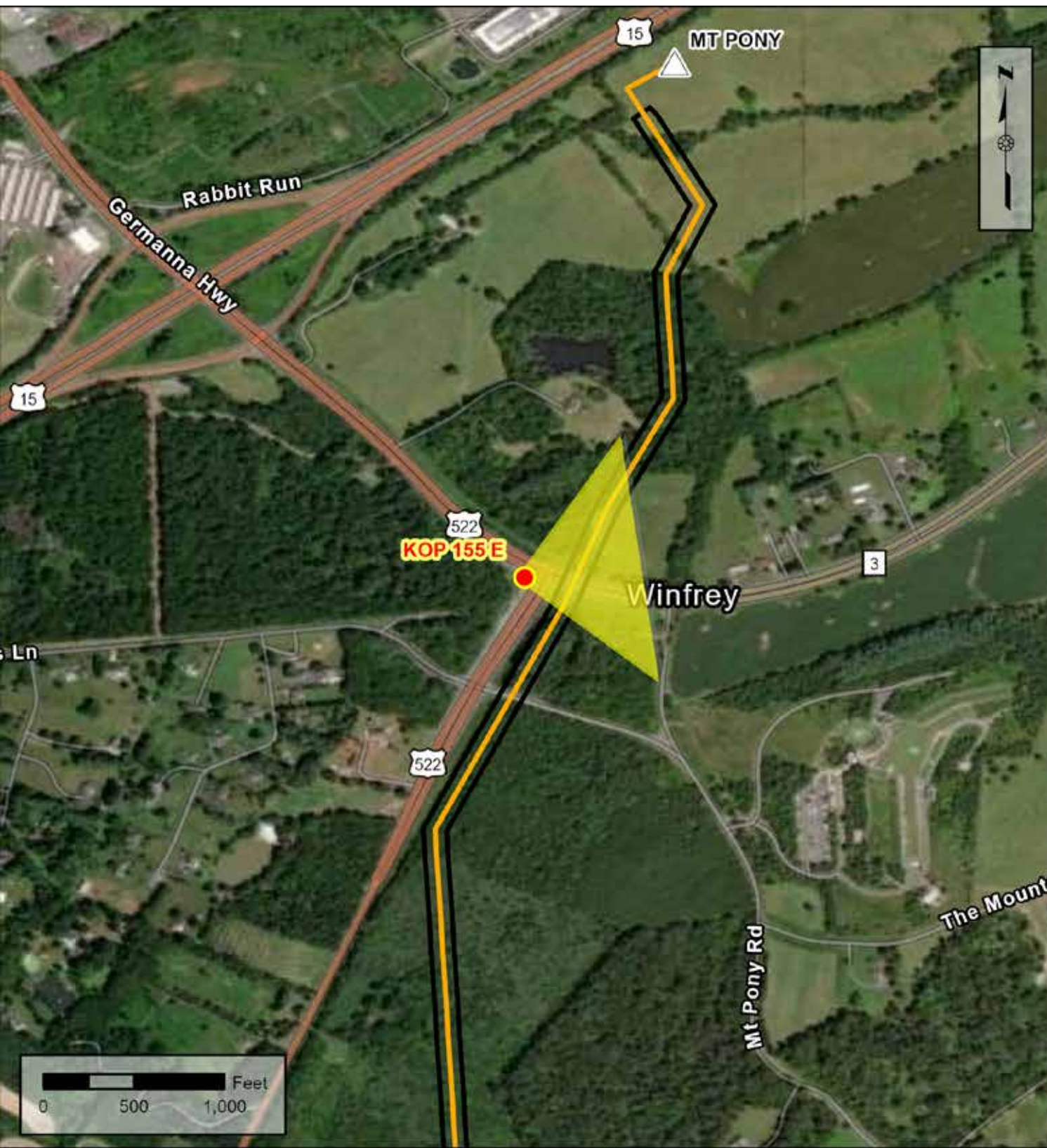
PROPOSED CONDITIONS

Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia



KOP 155 E

Route: Mt. Pony Route 2
Date: 10/08/2024
Time: 01:33 pm
Viewing Direction: East
Distance to closest feature: 0.04 miles



Legend

- KOP View Direction
- △ Proposed Substation
- Mt Pony Route 2
- Right of Way

Note: Project components illustrated are based on proposed preliminary designs
The images contained on this page show the proposed project within a wider landscape context
and are not representative of scale and distance when viewed from the actual view point.



EXISTING CONDITIONS



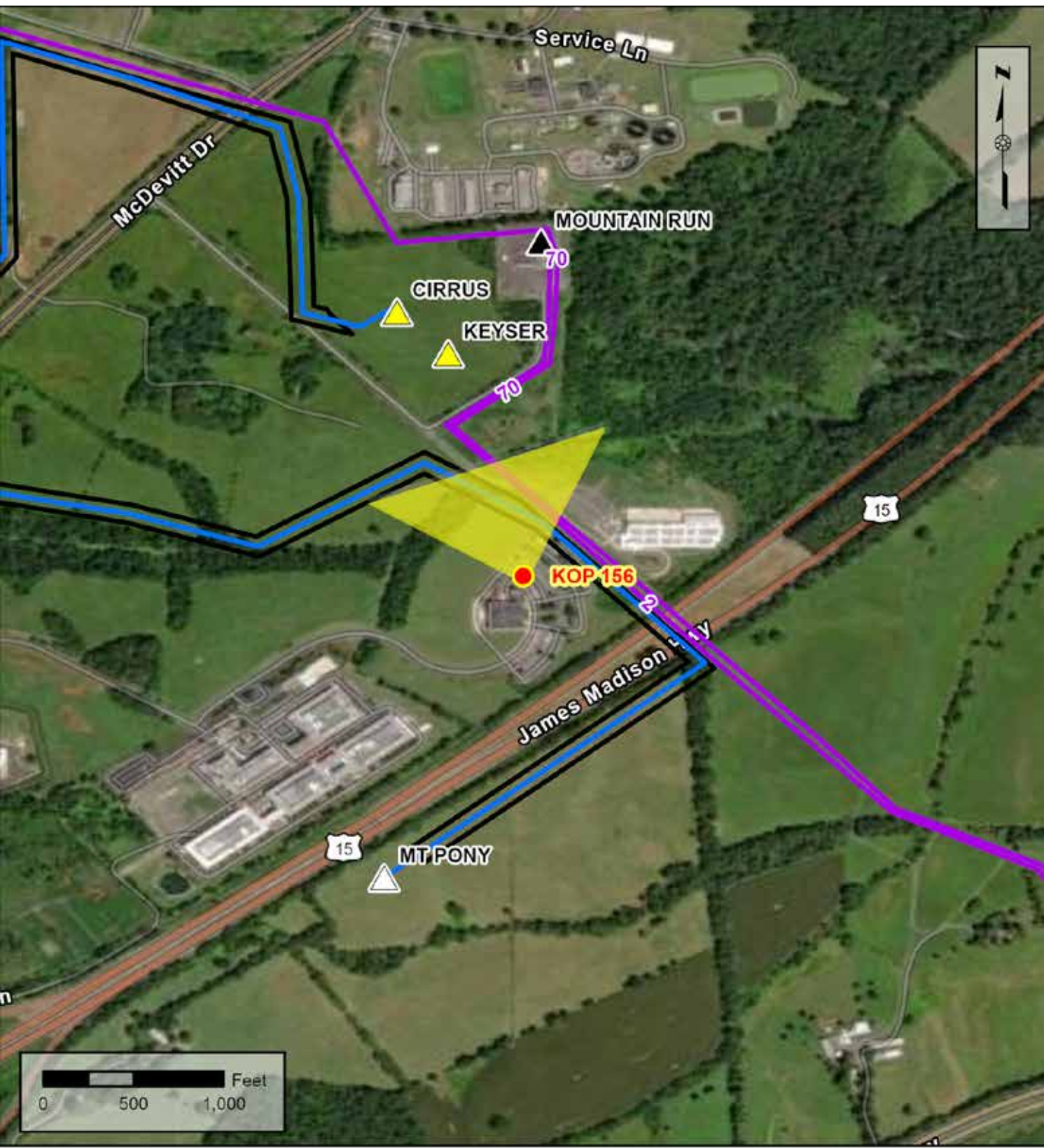
PROPOSED CONDITIONS

Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia



KOP 156

Route: Tech Park Route 1
Date: 08/21/2024
Time: 12:44 pm
Viewing Direction: Northwest
Distance to closest feature: 0.05 miles



- Legend**
- KOP View Direction
 - ▲ Existing Substation
 - ▲ Approved Future Substation
 - △ Proposed Substation
 - Existing Dominion Energy Electric Transmission Line
 - Tech Park Route 1
 - Right of Way

Note: Project components illustrated are based on proposed preliminary designs. The images contained on this page show the proposed project within a wider landscape context and are not representative of scale and distance when viewed from the actual view point.

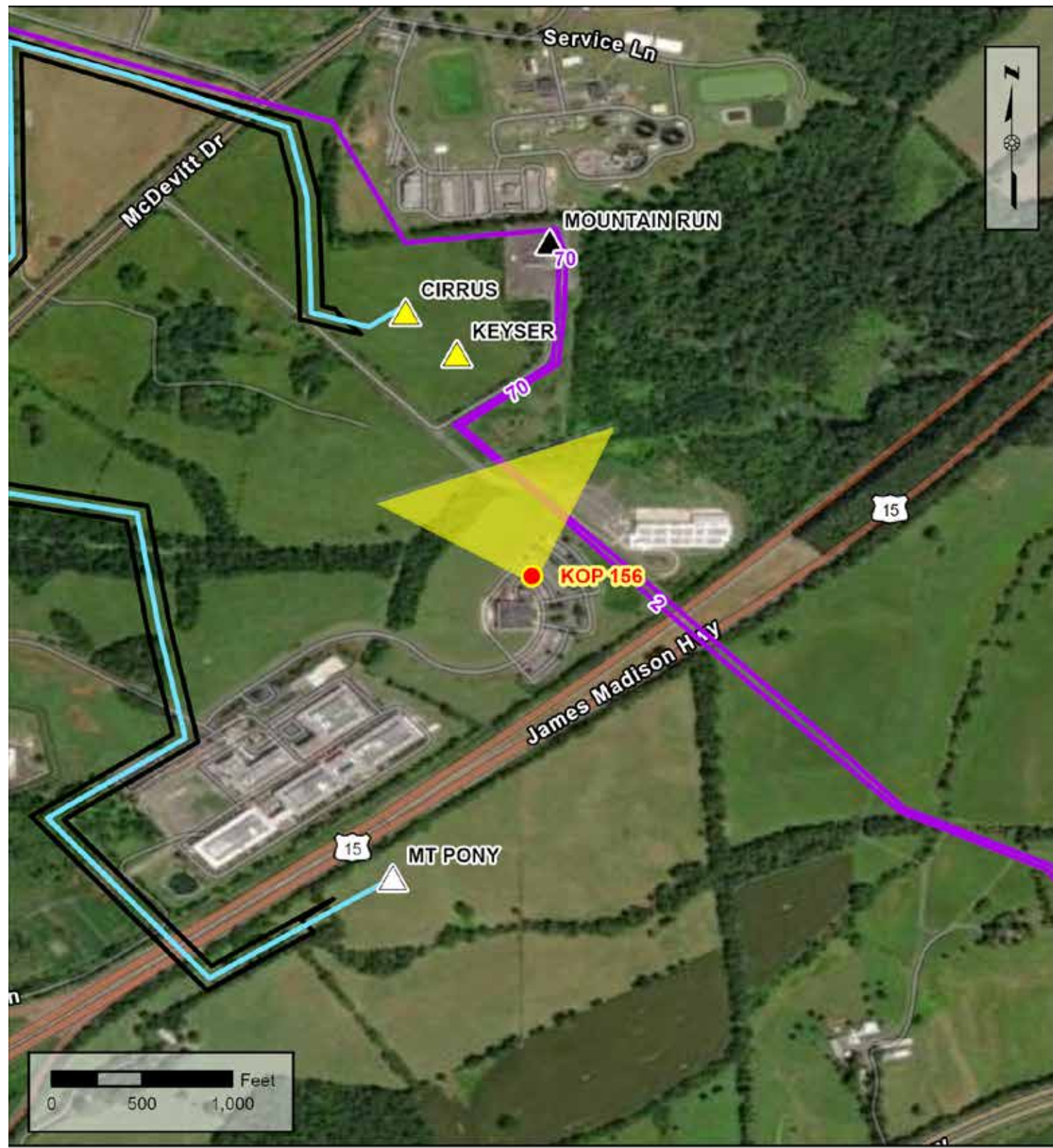


Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia



KOP 156

Route: Tech Park Route 2
Date: 08/21/2024
Time: 12:44 pm
Viewing Direction: Northwest
Distance to closest feature: 0.29 miles



- Legend**
- KOP View Direction
 - ▲ Existing Substation
 - ▲ Approved Future Substation
 - △ Proposed Substation
 - Existing Dominion Energy Electric Transmission Line
 - Tech Park Route 2
 - ▭ Right of Way

Note: Project components illustrated are based on proposed preliminary designs. The images contained on this page show the proposed project within a wider landscape context and are not representative of scale and distance when viewed from the actual view point.



EXISTING CONDITIONS



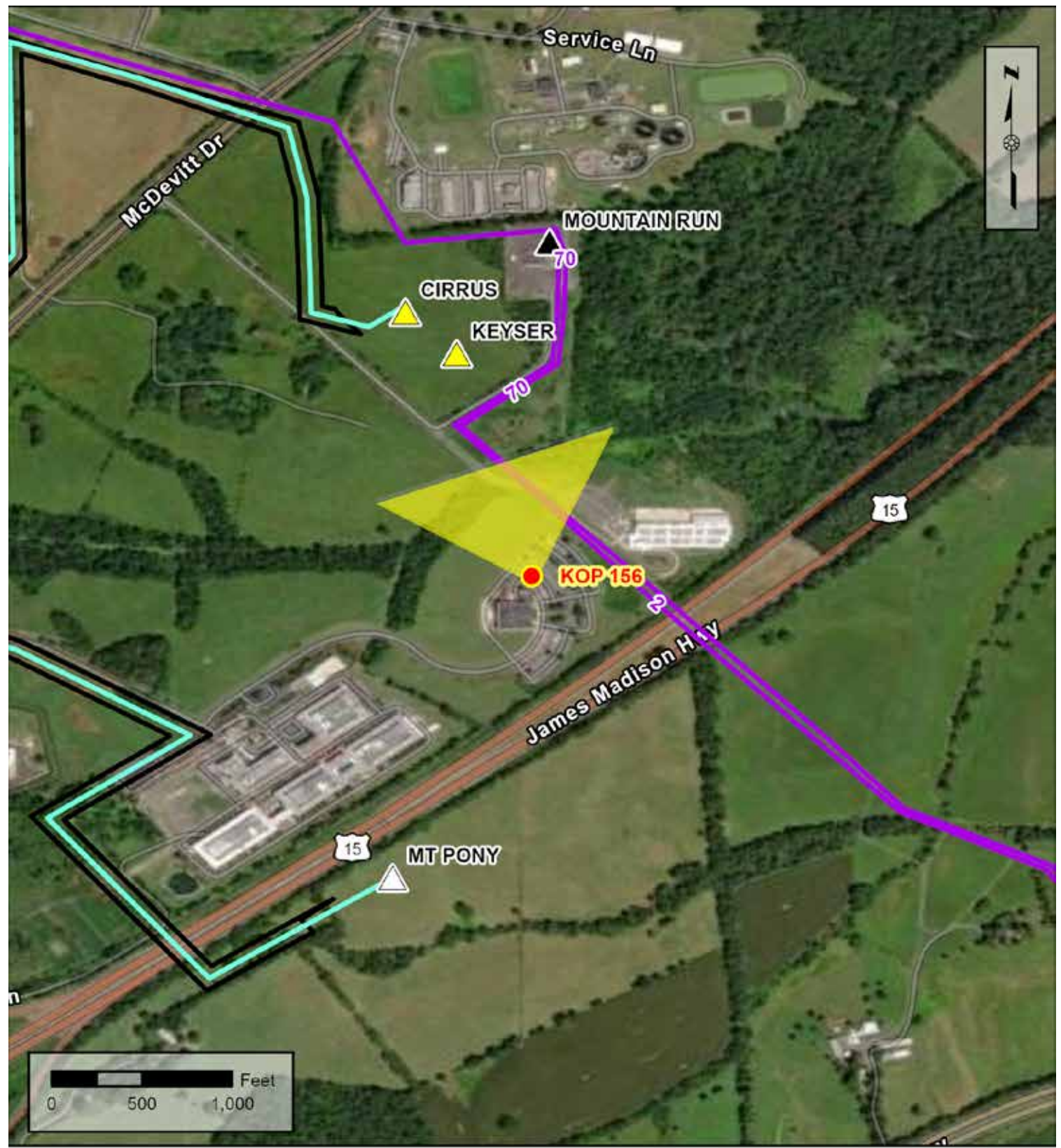
PROPOSED CONDITIONS

Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia



KOP 156

Route: Tech Park Route 3
Date: 08/21/2024
Time: 12:44 pm
Viewing Direction: Northwest
Distance to closest feature: 0.29 miles



- Legend**
- | | | |
|----------------------------|---|-------------------|
| KOP View Direction | Proposed Substation | Tech Park Route 3 |
| Existing Substation | Existing Dominion Energy Electric Transmission Line | Right of Way |
| Approved Future Substation | | |

Note: Project components illustrated are based on proposed preliminary designs. The images contained on this page show the proposed project within a wider landscape context and are not representative of scale and distance when viewed from the actual view point.



Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia



KOP 157

Route: Tech Park Route 1
Date: 08/21/2024
Time: 01:04 pm
Viewing Direction: Northwest
Distance to closest feature: 0.13 miles



- Legend**
- KOP View Direction
 - ▲ Existing Substation
 - ▲ Approved Future Substation
 - △ Proposed Substation
 - Existing Dominion Energy Electric Transmission Line
 - Tech Park Route 1
 - Right of Way

Note: Project components illustrated are based on proposed preliminary designs. The images contained on this page show the proposed project within a wider landscape context and are not representative of scale and distance when viewed from the actual view point.



EXISTING CONDITIONS



PROPOSED CONDITIONS

Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia



KOP 157

Route: Tech Park Route 2
Date: 08/21/2024
Time: 01:04 pm
Viewing Direction: Northwest
Distance to closest feature: 0.27 miles



- Legend**
- | | | |
|----------------------------|---|-------------------|
| KOP View Direction | Proposed Substation | Tech Park Route 2 |
| Existing Substation | Existing Dominion Energy Electric Transmission Line | Right of Way |
| Approved Future Substation | | |

Note: Project components illustrated are based on proposed preliminary designs
The images contained on this page show the proposed project within a wider landscape context
and are not representative of scale and distance when viewed from the actual view point.



EXISTING CONDITIONS



PROPOSED CONDITIONS

Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia



KOP 157

Route: Tech Park Route 3
Date: 08/21/2024
Time: 01:04 pm
Viewing Direction: Northwest
Distance to closest feature: 0.38 miles



- Legend**
- | | | |
|----------------------------|---|-------------------|
| KOP View Direction | Proposed Substation | Tech Park Route 3 |
| Existing Substation | Existing Dominion Energy Electric Transmission Line | Right of Way |
| Approved Future Substation | | |

Note: Project components illustrated are based on proposed preliminary designs
The images contained on this page show the proposed project within a wider landscape context
and are not representative of scale and distance when viewed from the actual view point.



EXISTING CONDITIONS



PROPOSED CONDITIONS

Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia



KOP 157 S

Route: Mt. Pony Route 1 & Tech Park Route 1
Date: 08/21/2024
Time: 01:04 pm
Viewing Direction: South
Distance to closest feature: 0.16 miles



EXISTING CONDITIONS



PROPOSED CONDITIONS



Legend

KOP View Direction	Existing Substation	Mt. Pony Route 1
Approved Future Substation	Proposed Substation	Tech Park Route 1
	Existing Dominion Energy Electric Transmission Line	Right of Way

Note: Project components illustrated are based on proposed preliminary designs. The images contained on this page show the proposed project within a wider landscape context and are not representative of scale and distance when viewed from the actual view point.

Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia

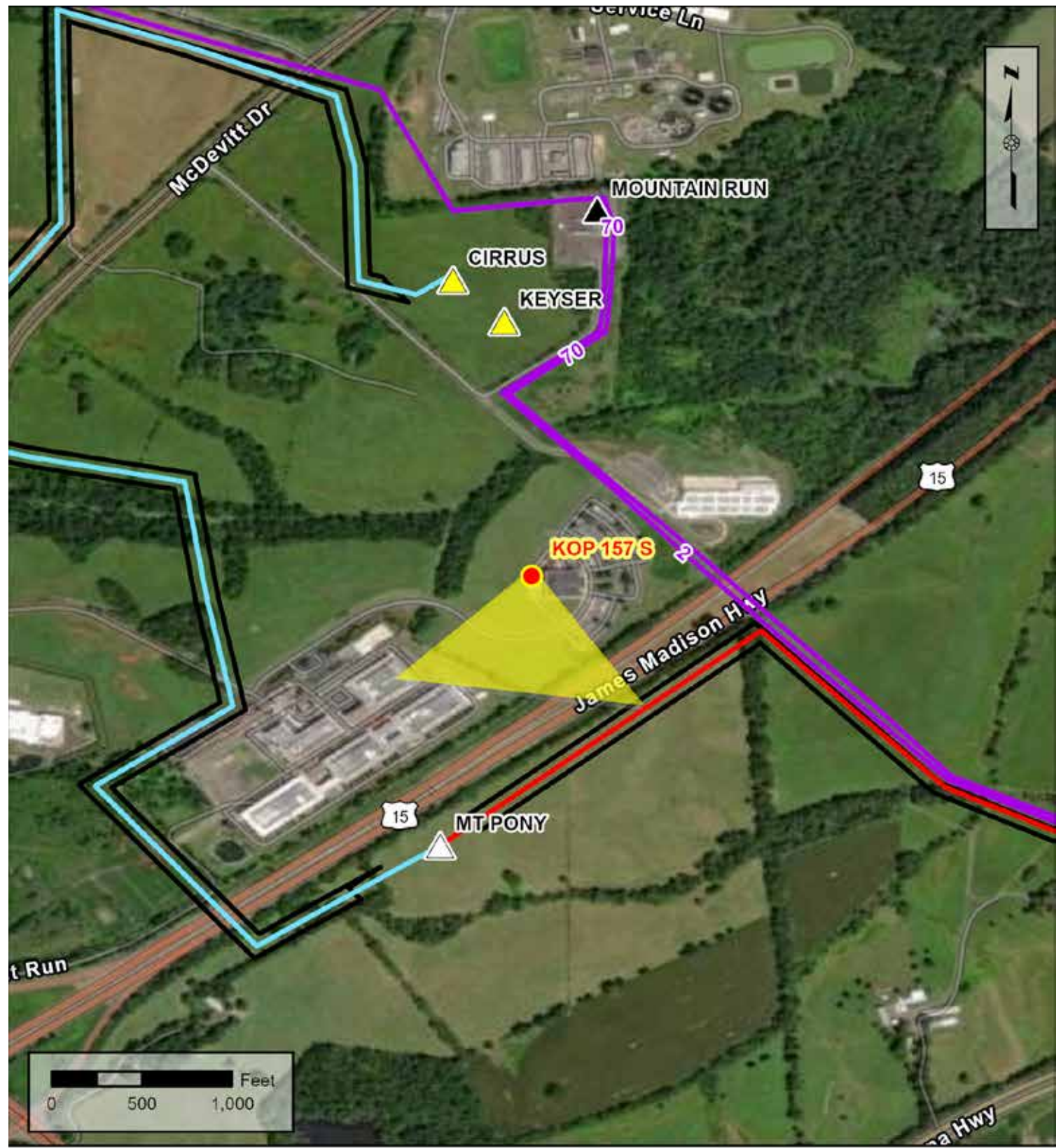


KOP 157 S

Route: Mt. Pony Route 1 & Tech Park Route 2
Date: 08/21/2024
Time: 01:04 pm
Viewing Direction: South
Distance to closest feature: 0.16 miles



EXISTING CONDITIONS



- Legend**
- KOP View Direction
 - ▲ Existing Substation
 - ▲ Approved Future Substation
 - △ Proposed Substation
 - Existing Dominion Energy Electric Transmission Line
 - Mt Pony Route 1
 - Tech Park Route 2
 - ▭ Right of Way

Note: Project components illustrated are based on proposed preliminary designs
The images contained on this page show the proposed project within a wider landscape context
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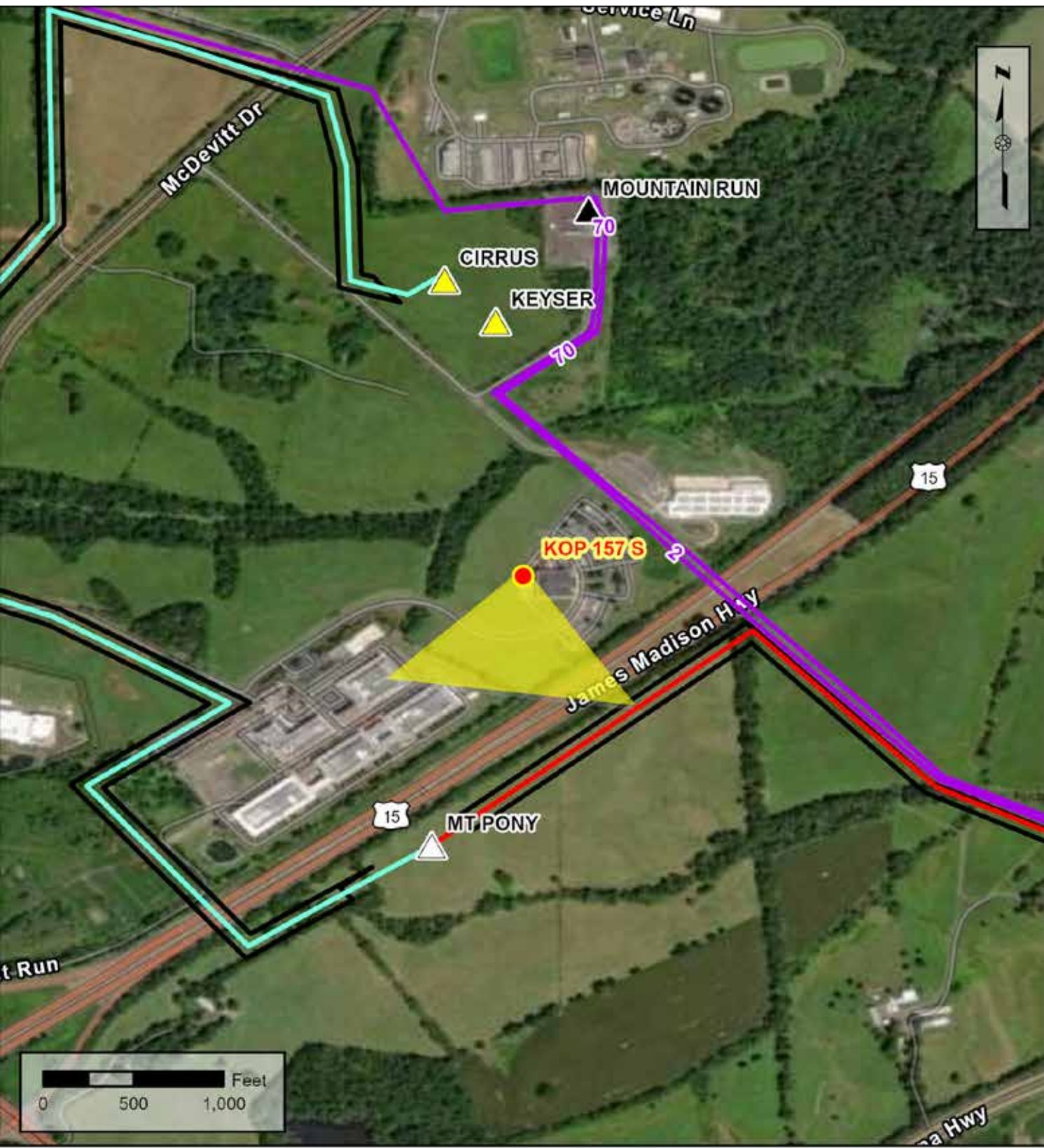
PROPOSED CONDITIONS

Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia



KOP 157 S

Route: Mt. Pony Route 1 & Tech Park Route 3
Date: 08/21/2024
Time: 01:04 pm
Viewing Direction: South
Distance to closest feature: 0.16 miles



- Legend**
- | | | |
|---------------------|---|-------------------|
| KOP View Direction | Proposed Substation | Mt Pony Route 1 |
| Existing Substation | Approved Future Substation | Tech Park Route 3 |
| | Existing Dominion Energy Electric Transmission Line | Right of Way |

Note: Project components illustrated are based on proposed preliminary designs
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EXISTING CONDITIONS



PROPOSED CONDITIONS

Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia

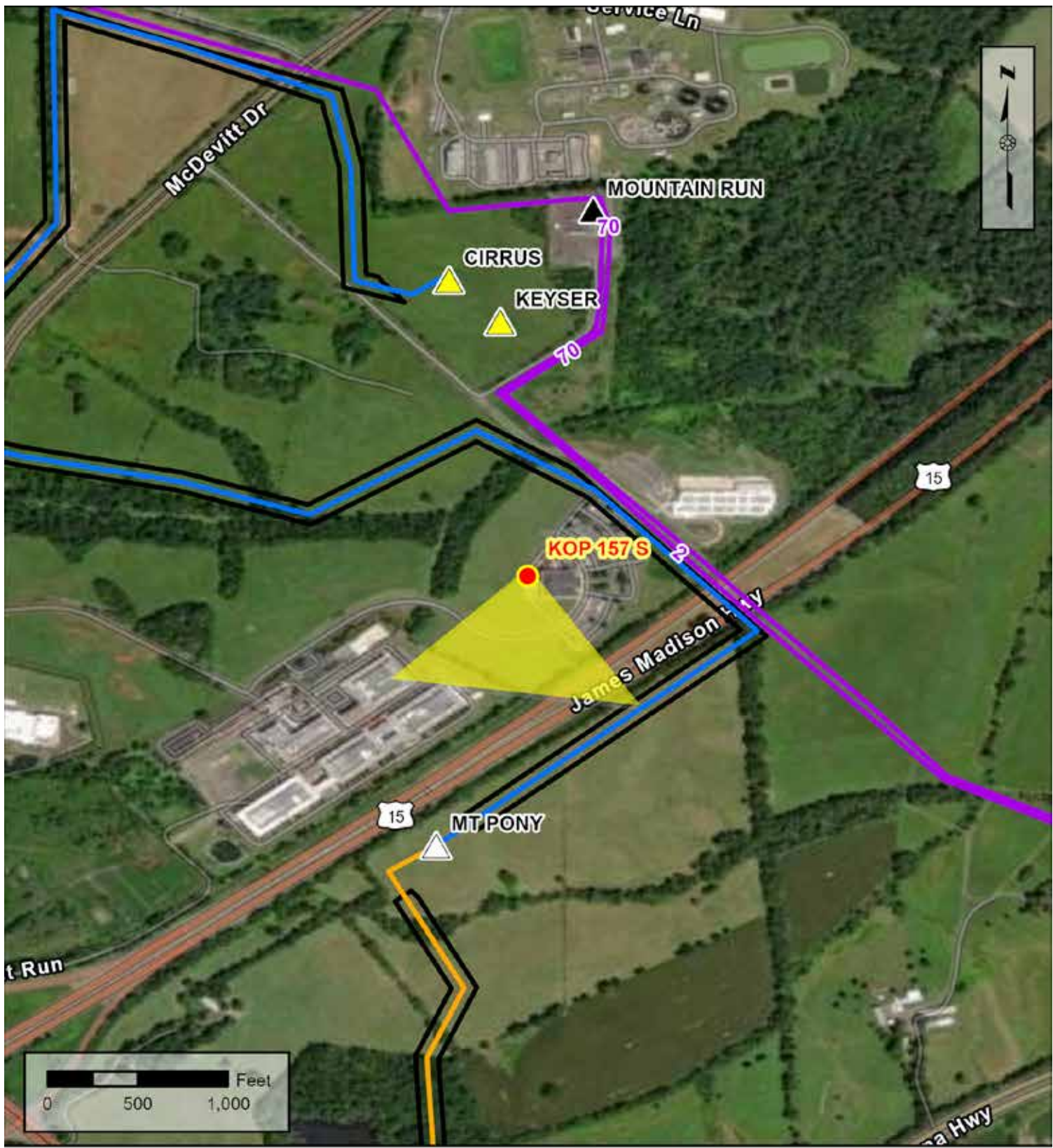


KOP 157 S

Route: Mt. Pony Route 2 & Tech Park Route 1
Date: 08/21/2024
Time: 01:04 pm
Viewing Direction: South
Distance to closest feature: 0.16 miles



EXISTING CONDITIONS



- Legend**
- KOP View Direction
 - ▲ Existing Substation
 - ▲ Approved Future Substation
 - △ Proposed Substation
 - Existing Dominion Energy Electric Transmission Line
 - Mt Pony Route 2
 - Tech Park Route 1
 - Right of Way

Note: Project components illustrated are based on proposed preliminary designs
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PROPOSED CONDITIONS

Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia



KOP 157 S

Route: Mt. Pony Route 2 & Tech Park Route 2
Date: 08/21/2024
Time: 01:04 pm
Viewing Direction: South
Distance to closest feature: 0.28 miles



- Legend**
- KOP View Direction
 - ▲ Existing Substation
 - ▲ Approved Future Substation
 - △ Proposed Substation
 - Existing Dominion Energy Electric Transmission Line
 - Mt Pony Route 2
 - Tech Park Route 2
 - Right of Way

Note: Project components illustrated are based on proposed preliminary designs
The images contained on this page show the proposed project within a wider landscape context
and are not representative of scale and distance when viewed from the actual view point.



EXISTING CONDITIONS



PROPOSED CONDITIONS

Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia



KOP 157 S

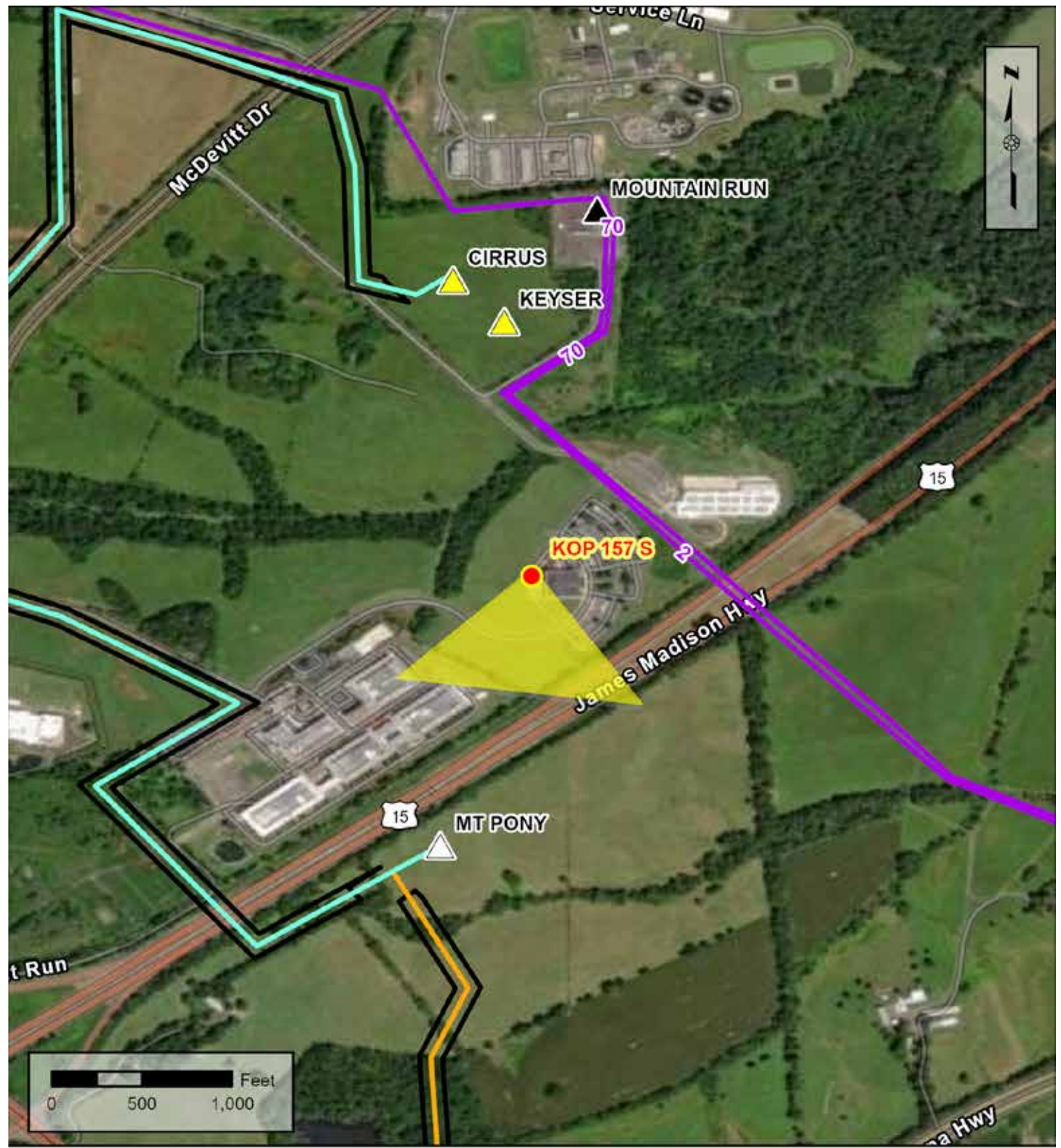
Route: Mt. Pony Route 2 & Tech Park Route 3
Date: 08/21/2024
Time: 01:04 pm
Viewing Direction: South
Distance to closest feature: 0.28 miles



EXISTING CONDITIONS



PROPOSED CONDITIONS



- Legend**
- KOP View Direction
 - ▲ Existing Substation
 - ▲ Approved Future Substation
 - △ Proposed Substation
 - Existing Dominion Energy Electric Transmission Line
 - Mt Pony Route 2
 - Tech Park Route 3
 - Right of Way

Note: Project components illustrated are based on proposed preliminary designs
The images contained on this page show the proposed project within a wider landscape context
and are not representative of scale and distance when viewed from the actual view point.

Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia



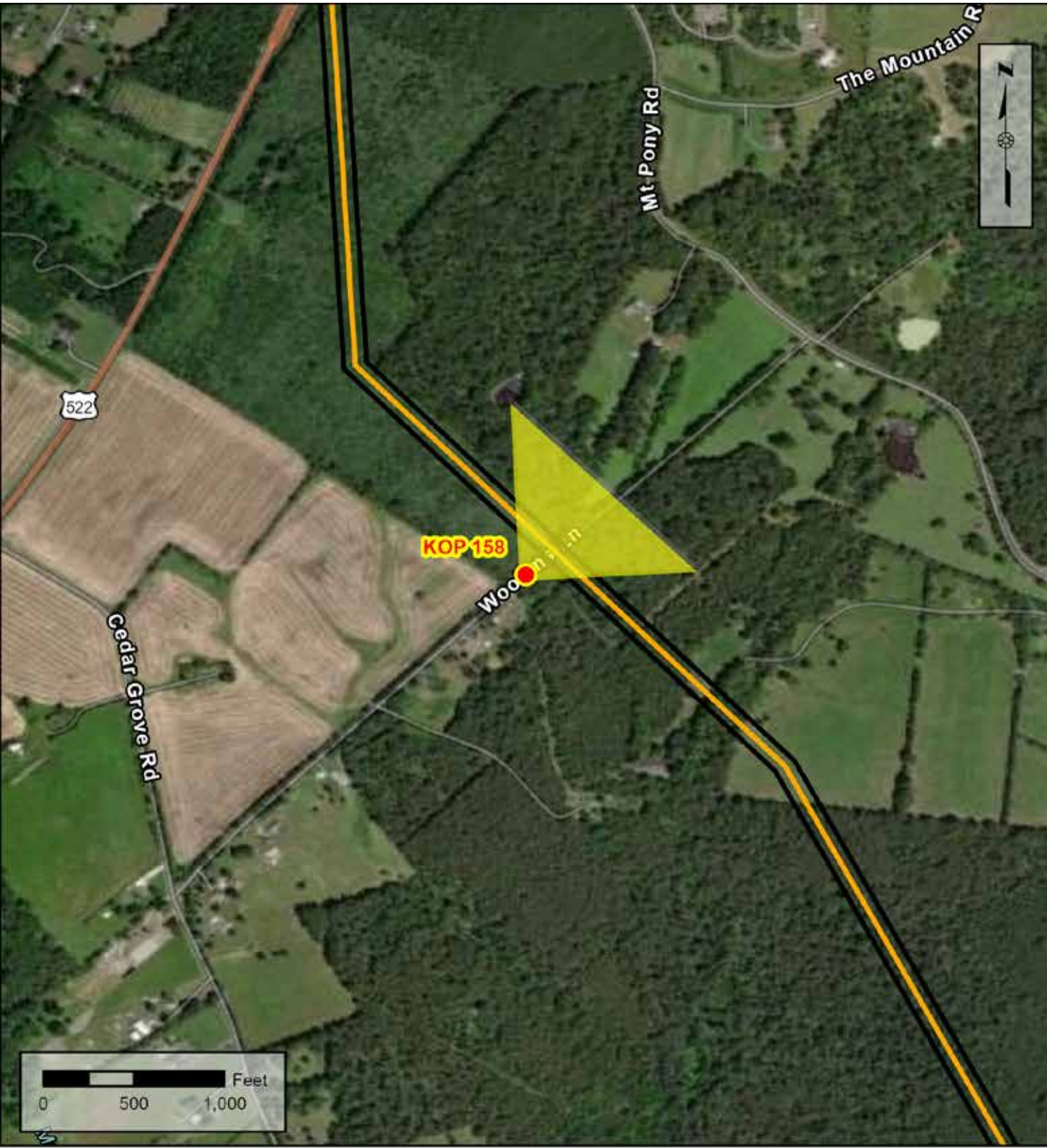
KOP 158

Route: Mt. Pony Route 2
Date: 10/08/2024
Time: 01:58 pm
Viewing Direction: Northeast
Distance to closest feature: 0.03 miles

EXISTING CONDITIONS

283

PROPOSED CONDITIONS



Legend

- KOP View Direction
- Mt. Pony Route 2
- Right of Way

Note: Project components illustrated are based on proposed preliminary designs
The images contained on this page show the proposed project within a wider landscape context
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Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia



KOP 161

Route: Tech Park Route 3
Date: 10/07/2024
Time: 02:59 pm
Viewing Direction: East
Distance to closest feature: 0.1 miles



- Legend**
- KOP View Direction
 - ▲ Existing Substation
 - ▲ Approved Future Substation
 - △ Proposed Substation
 - Existing Dominion Energy Electric Transmission Line
 - Tech Park Route 3
 - Right of Way

Note: Project components illustrated are based on proposed preliminary designs. The images contained on this page show the proposed project within a wider landscape context and are not representative of scale and distance when viewed from the actual view point.

EXISTING CONDITIONS

PROPOSED CONDITIONS

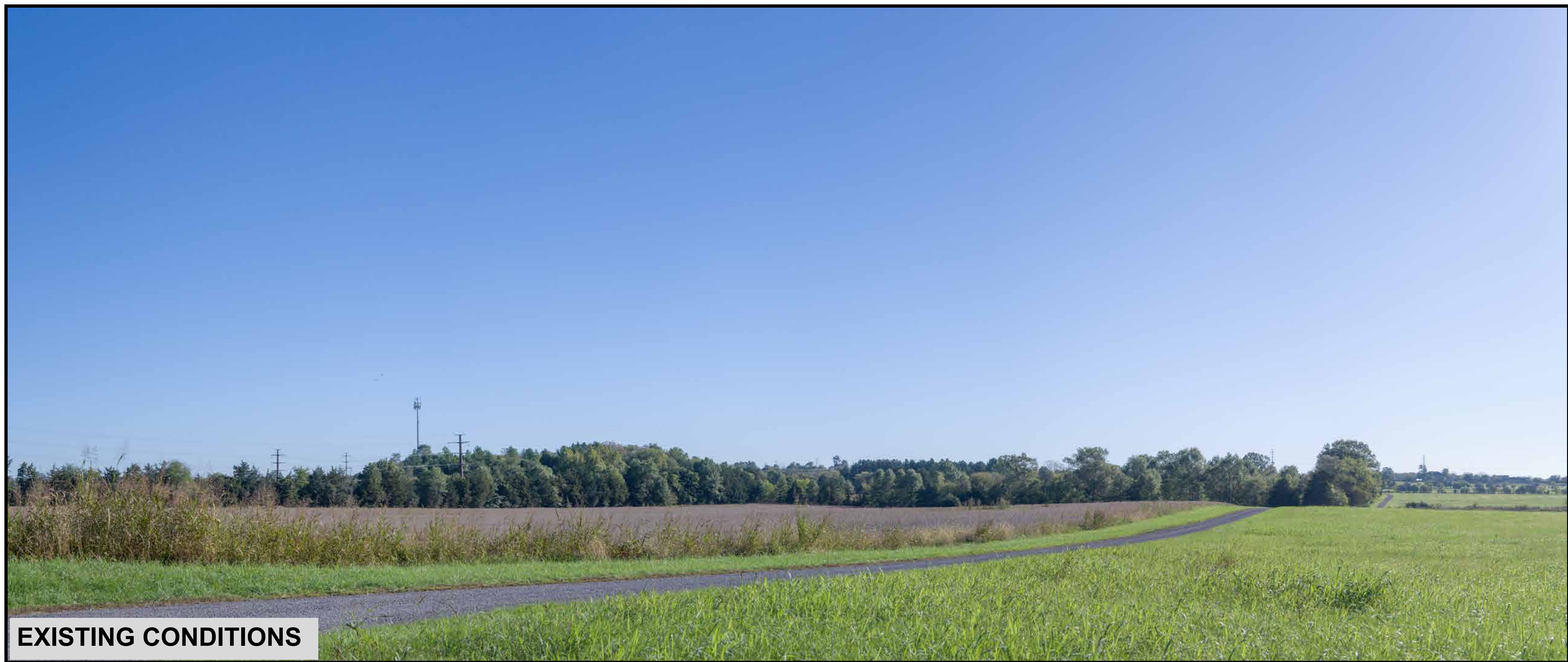
284

Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia

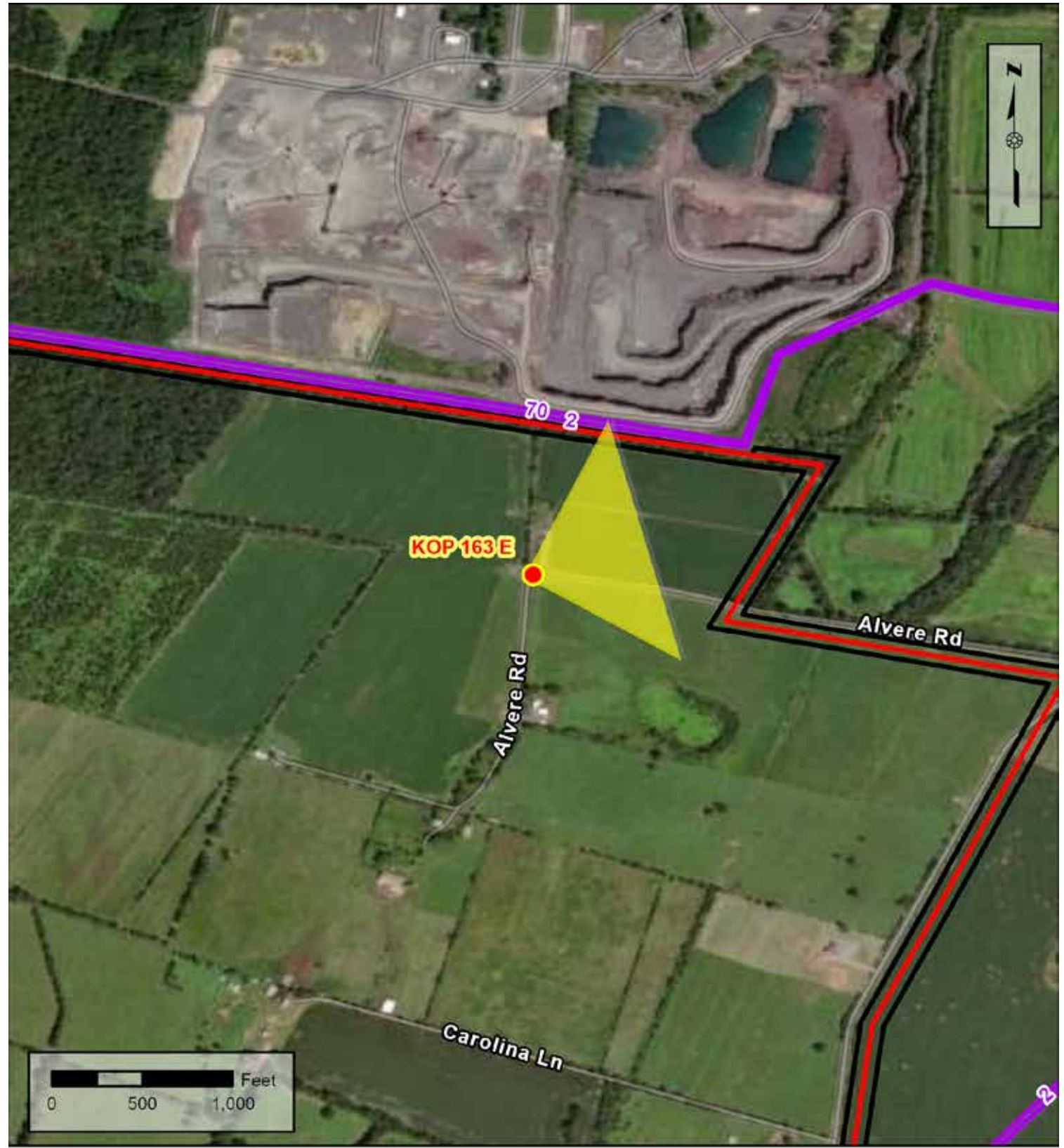


KOP 163 E

Route: Mt. Pony Route 1
Date: 10/08/2024
Time: 09:32 am
Viewing Direction: East
Distance to closest feature: 0.16 miles



EXISTING CONDITIONS



Legend

- KOP View Direction
- Existing Dominion Energy Electric Transmission Line
- Mt Pony Route 1
- Right of Way



PROPOSED CONDITIONS

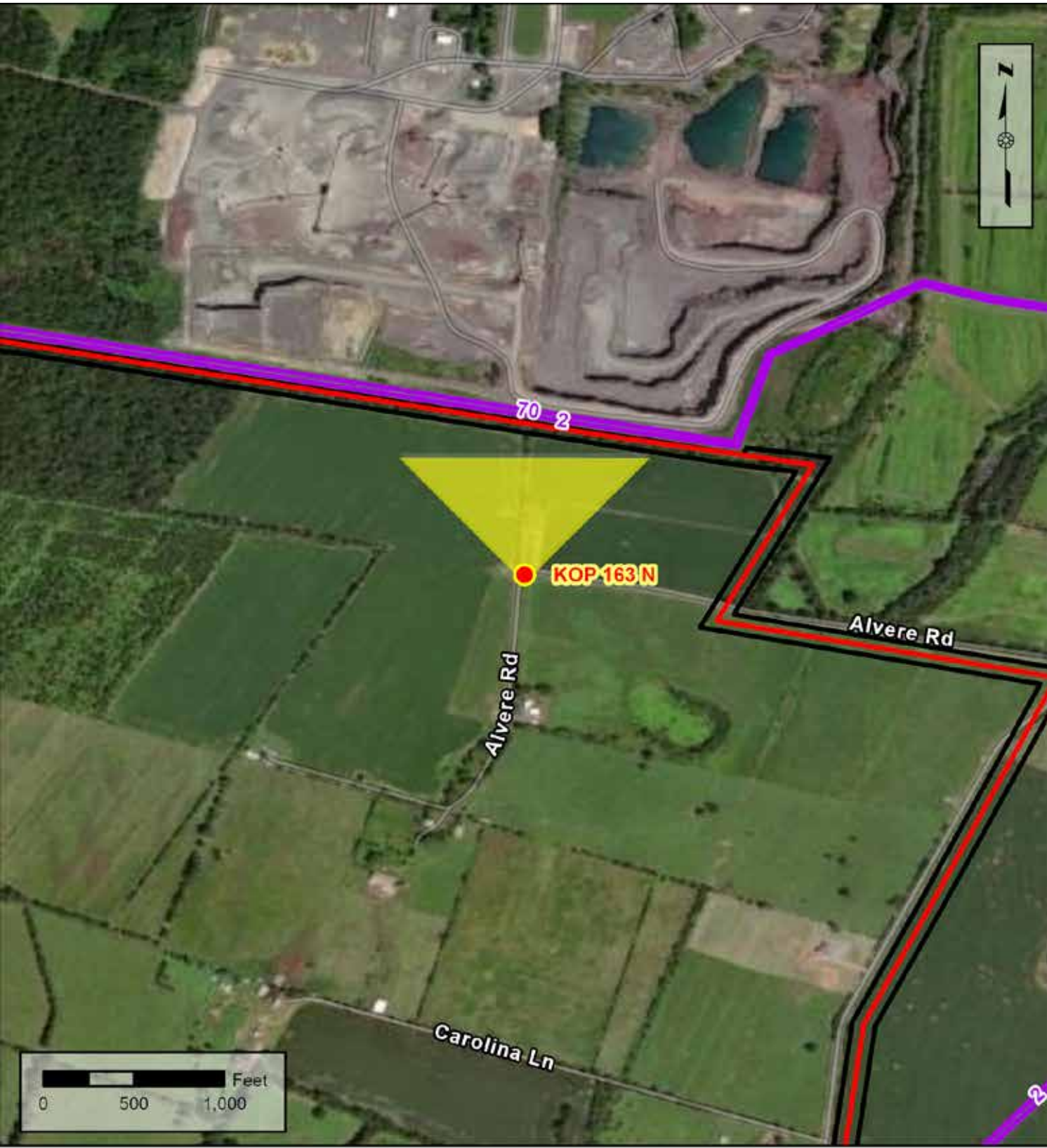
Note: Project components illustrated are based on proposed preliminary designs
The images contained on this page show the proposed project within a wider landscape context
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Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia



KOP 163 N

Route: Mt. Pony Route 1
Date: 10/08/2024
Time: 09:32 am
Viewing Direction: North
Distance to closest feature: 0.16 miles



Legend

- KOP View Direction
- Existing Dominion Energy Electric Transmission Line
- Mt Pony Route 1
- Right of Way

Note: Project components illustrated are based on proposed preliminary designs. The images contained on this page show the proposed project within a wider landscape context and are not representative of scale and distance when viewed from the actual view point.

EXISTING CONDITIONS

PROPOSED CONDITIONS

286

Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia



KOP 165 NE

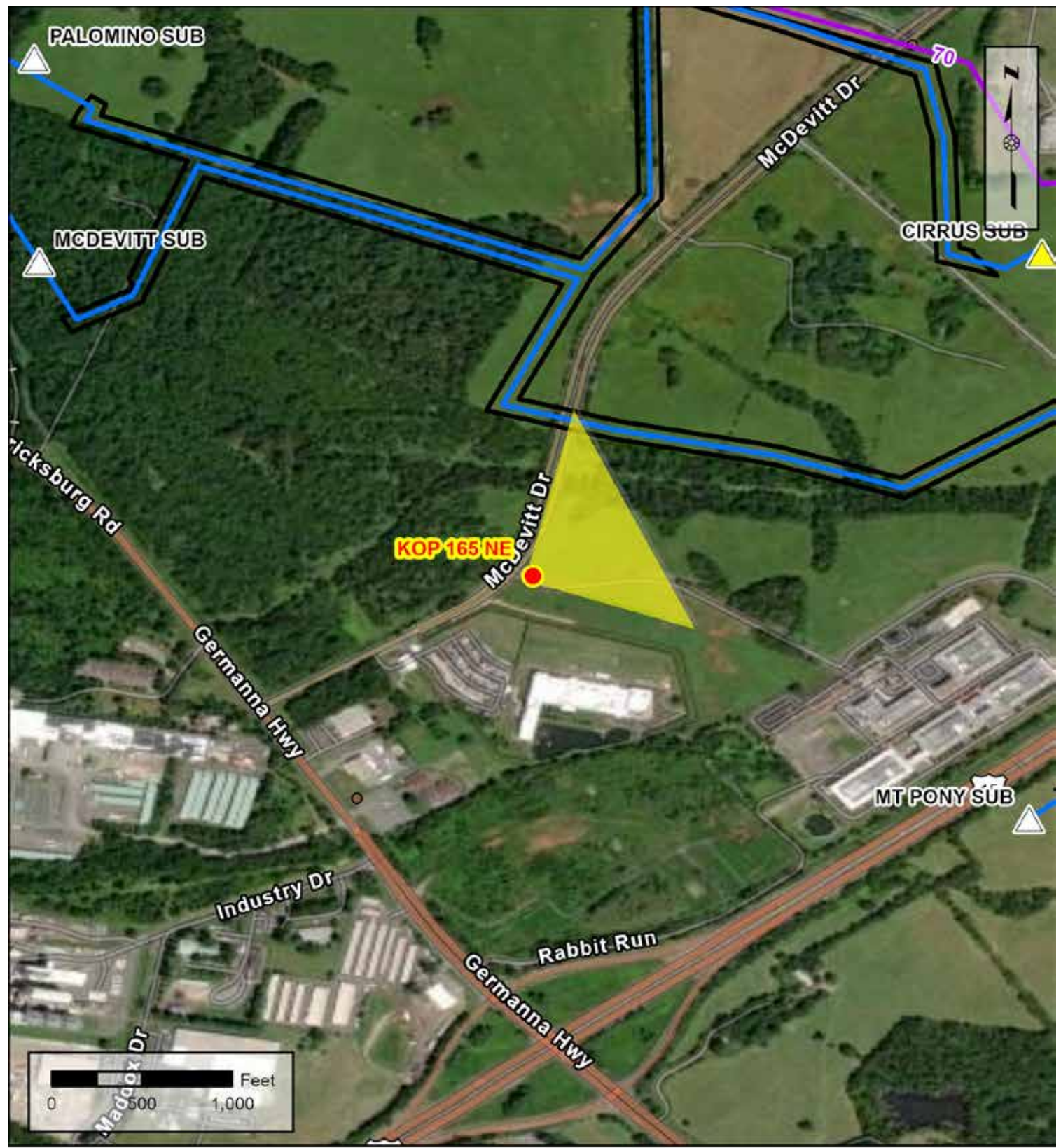
Route: Tech Park Route 1
Date: 10/09/2024
Time: 11:12 am
Viewing Direction: Northeast
Distance to closest feature: 0.17 miles



EXISTING CONDITIONS



PROPOSED CONDITIONS



Legend

KOP View Direction	Proposed Substation	Tech Park Route 1
Approved Future Substation	Existing Dominion Energy Electric Transmission Line	Right of Way

Note: Project components illustrated are based on proposed preliminary designs. The images contained on this page show the proposed project within a wider landscape context and are not representative of scale and distance when viewed from the actual view point.

Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia



KOP 165 NE

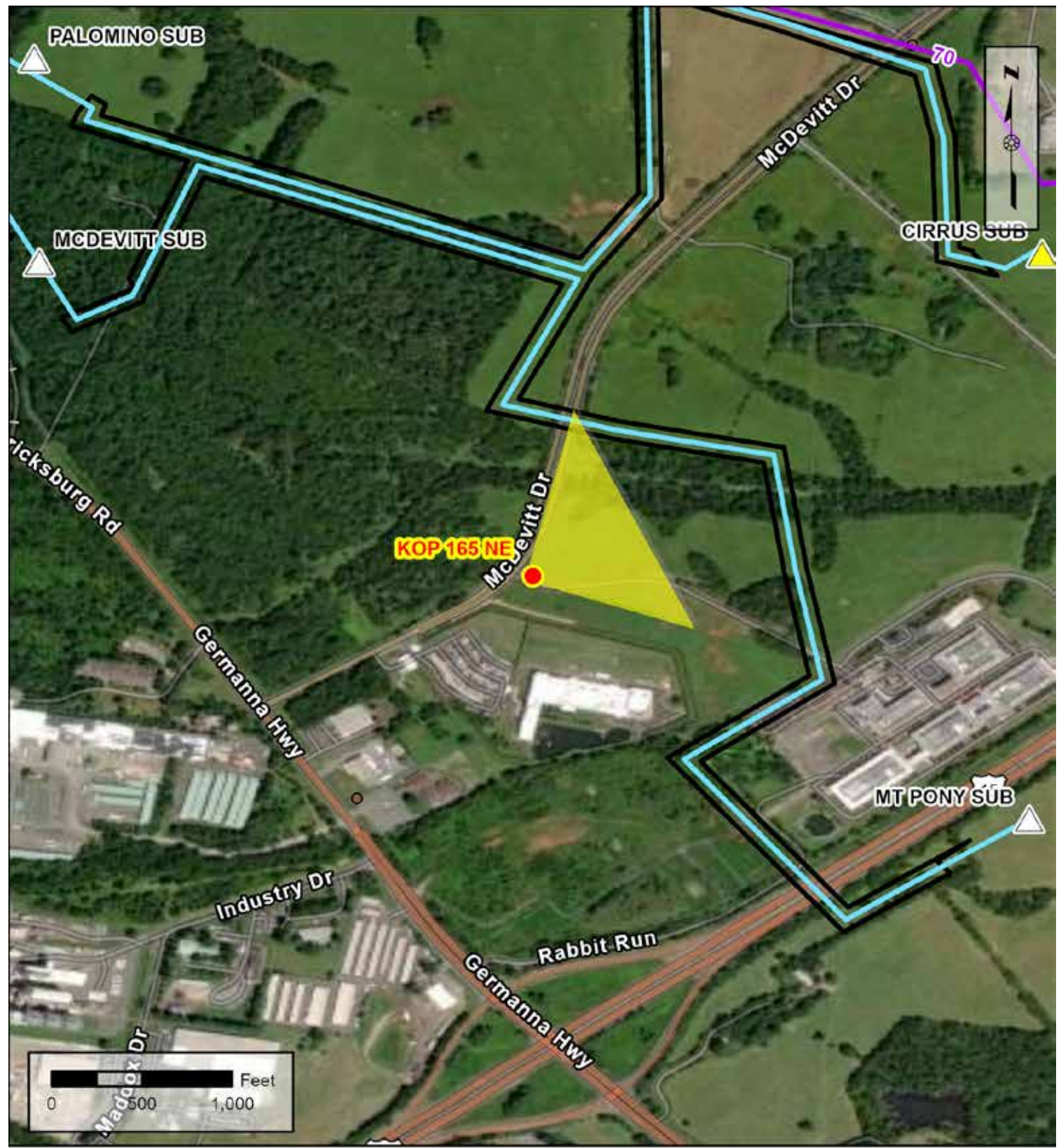
Route: Tech Park Route 2
Date: 10/09/2024
Time: 11:12 am
Viewing Direction: Northeast
Distance to closest feature: 0.17 miles



EXISTING CONDITIONS



PROPOSED CONDITIONS



Legend

KOP View Direction	Proposed Substation	Tech Park Route 2
Approved Future Substation	Existing Dominion Energy Electric Transmission Line	Right of Way

Note: Project components illustrated are based on proposed preliminary designs. The images contained on this page show the proposed project within a wider landscape context and are not representative of scale and distance when viewed from the actual view point.

Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia



KOP 165 NE

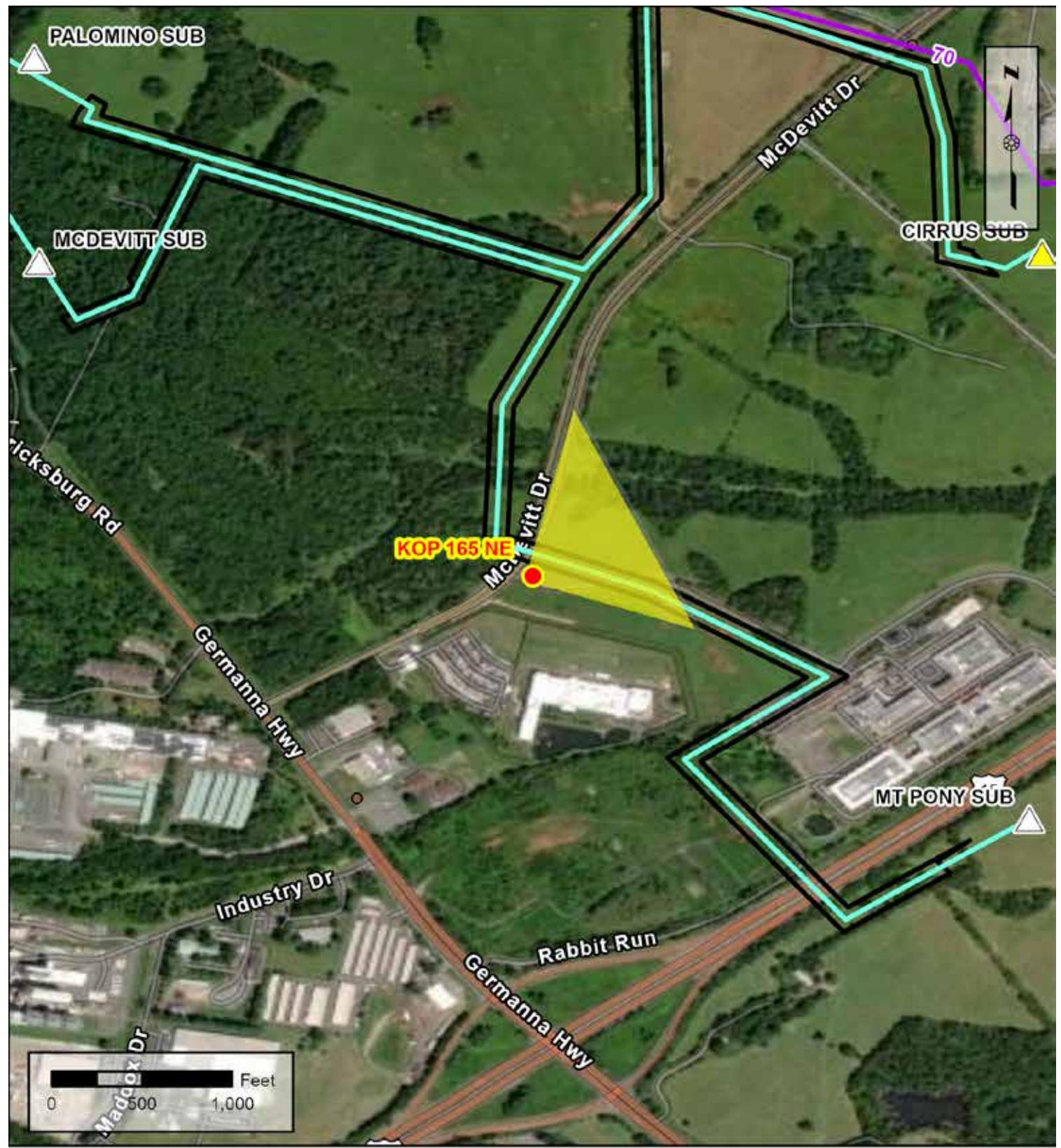
Route: Tech Park Route 3
Date: 10/09/2024
Time: 11:12 am
Viewing Direction: Northeast
Distance to closest feature: 0.02 miles



EXISTING CONDITIONS



PROPOSED CONDITIONS



Legend

KOP View Direction

Approved Future Substation

Proposed Substation

Existing Dominion Energy Electric Transmission Line

Tech Park Route 3

Right of Way

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The images contained on this page show the proposed project within a wider landscape context
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Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia



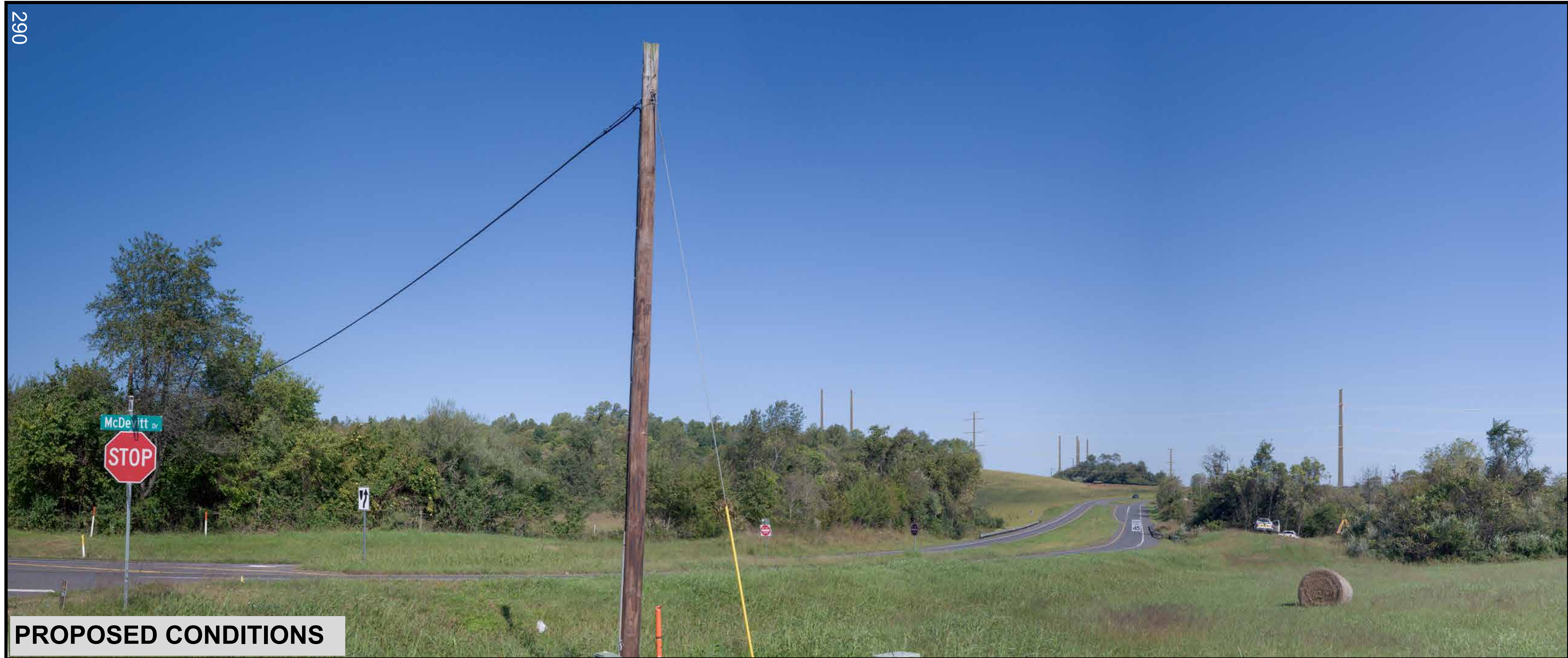
KOP 165 NW

Route: Tech Park Route 1 & 2
Date: 10/09/2024
Time: 11:12 am
Viewing Direction: Northwest
Distance to closest feature: 0.17 miles

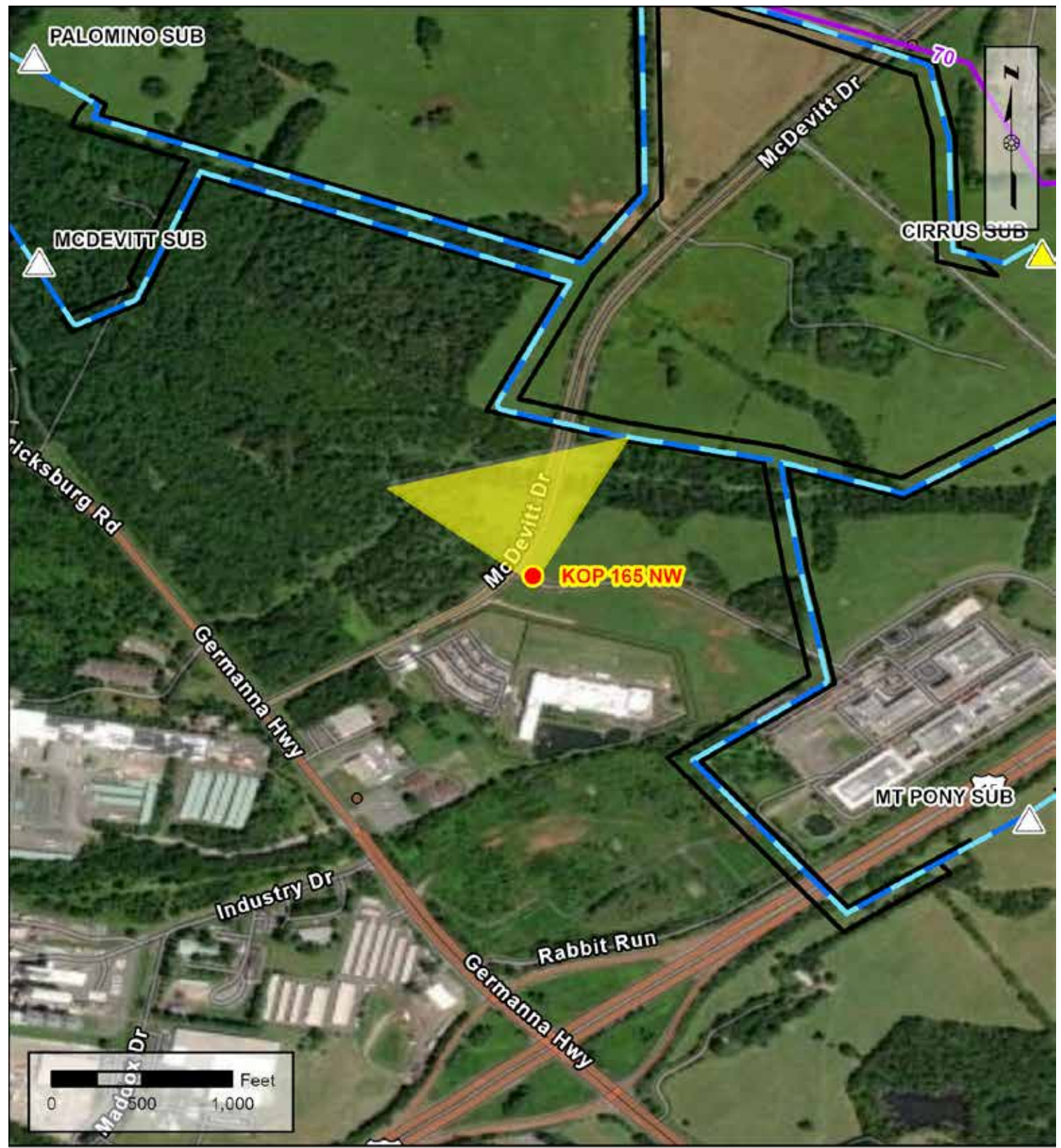


EXISTING CONDITIONS

290



PROPOSED CONDITIONS



- Legend**
- KOP View Direction
 - △ Approved Future Substation
 - △ Proposed Substation
 - Existing Dominion Energy Electric Transmission Line
 - Tech Park Route 1/ Tech Park Route 2
 - ▭ Right of Way

Note: Project components illustrated are based on proposed preliminary designs. The images contained on this page show the proposed project within a wider landscape context and are not representative of scale and distance when viewed from the actual view point.

Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia

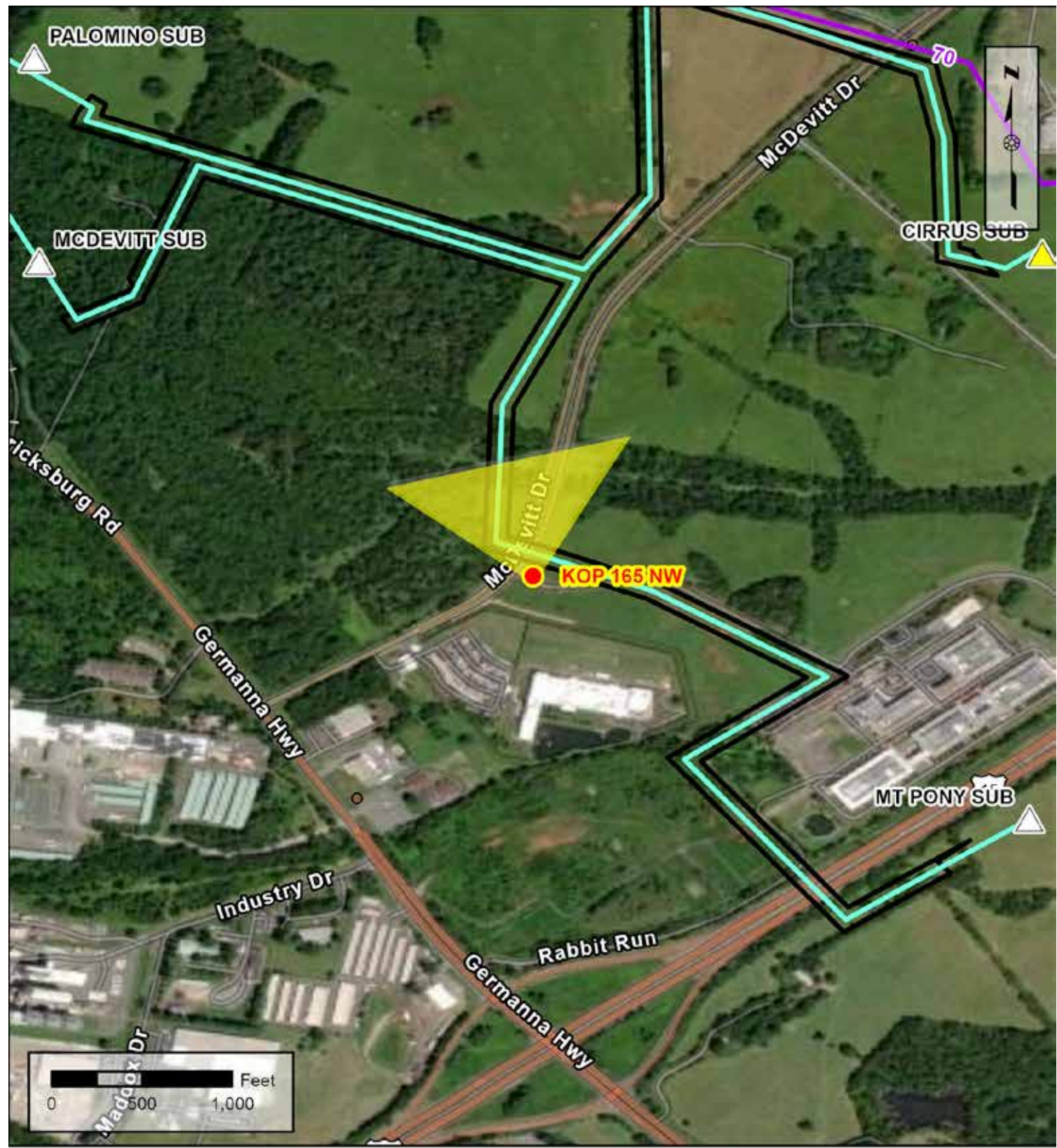


KOP 165 NW

Route: Tech Park Route 3
Date: 10/09/2024
Time: 11:12 am
Viewing Direction: Northwest
Distance to closest feature: 0.02 miles



EXISTING CONDITIONS



- Legend**
- KOP View Direction
 - △ Approved Future Substation
 - △ Proposed Substation
 - Existing Dominion Energy Electric Transmission Line
 - Tech Park Route 3
 - Right of Way

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PROPOSED CONDITIONS

Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia



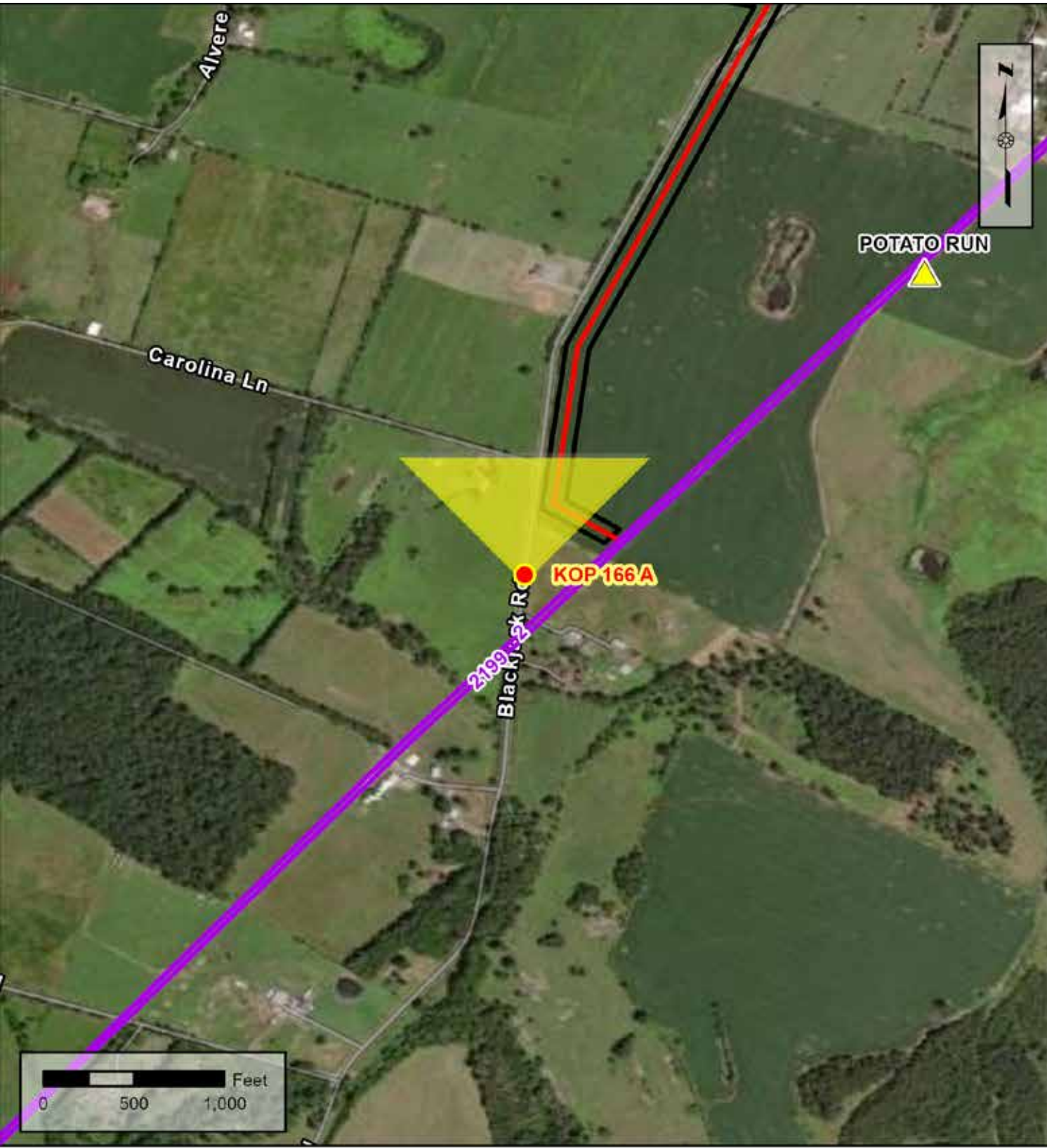
KOP 166 A

Route: Mt. Pony Route 1
Date: 10/08/2024
Time: 10:15 am
Viewing Direction: North
Distance to closest feature: 0.07 miles

EXISTING CONDITIONS

292

PROPOSED CONDITIONS



Legend

- KOP View Direction
- Approved Future Substation
- Existing Dominion Energy Electric Transmission Line
- Mt Pony Route 1
- Right of Way

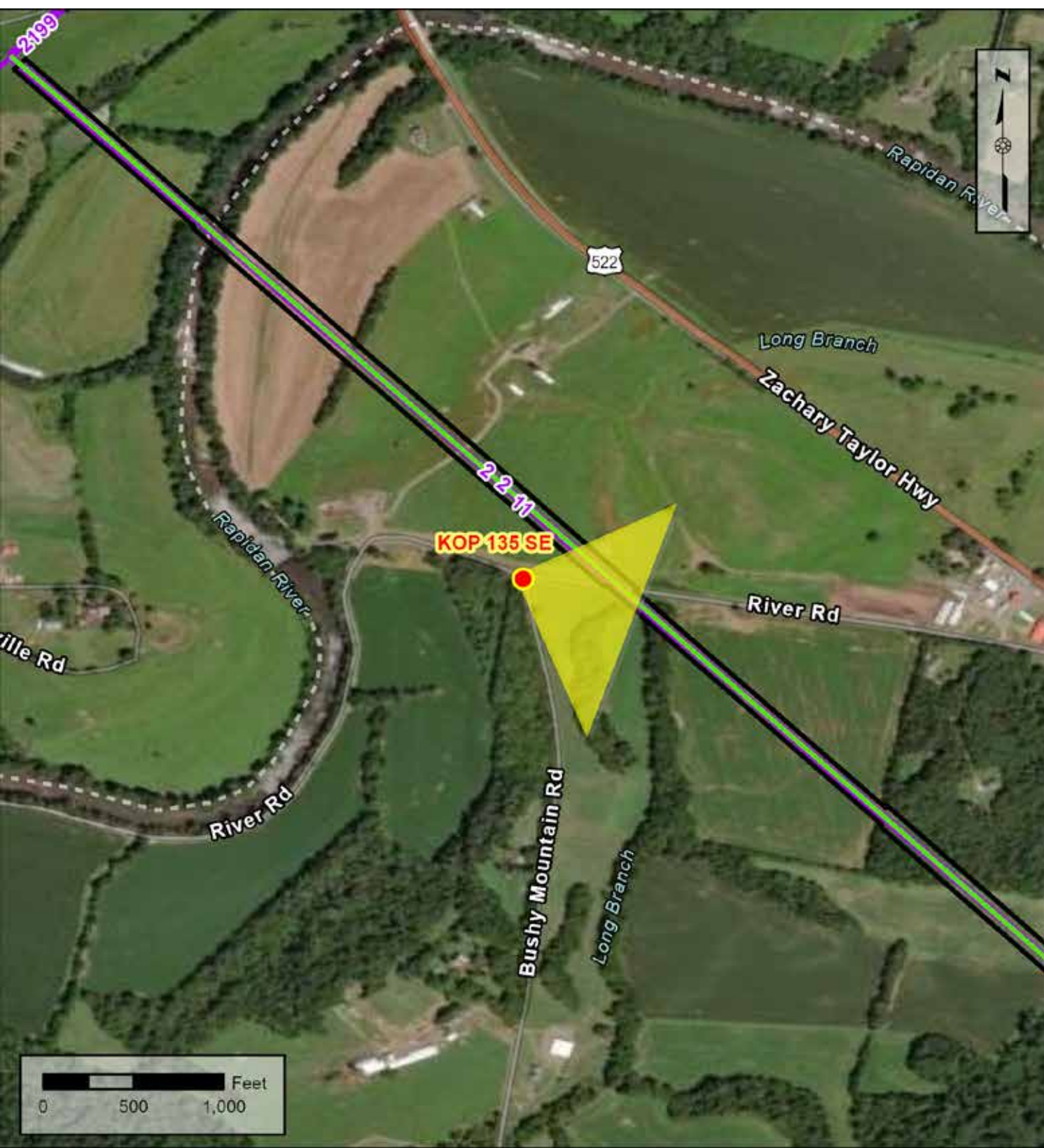
Note: Project components illustrated are based on proposed preliminary designs
The images contained on this page show the proposed project within a wider landscape context
and are not representative of scale and distance when viewed from the actual view point.

Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia



KOP 135 SE

Route: Oak Green Rebuild and Relocation
Date: 10/07/24
Time: 11:21 am
Viewing Direction: Southeast
Distance to closest feature: 0.05 miles



Legend

- KOP View Direction
- Existing Dominion Energy Electric Transmission Line
- Oak Green Rebuild and Relocation
- Right of Way

Note: Project components illustrated are based on proposed preliminary designs. The images contained on this page show the proposed project within a wider landscape context and are not representative of scale and distance when viewed from the actual view point.



EXISTING CONDITIONS



PROPOSED CONDITIONS

Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia



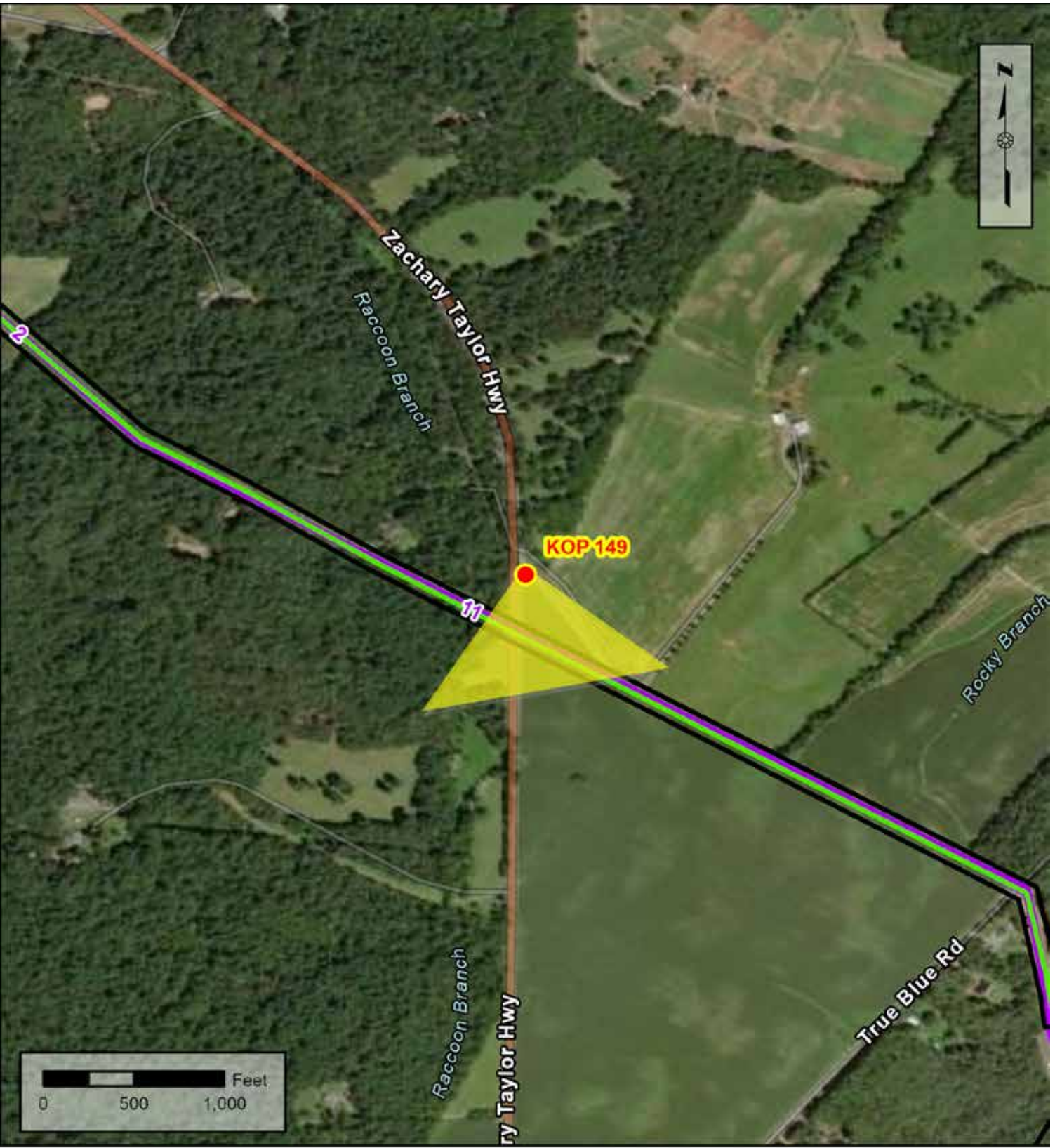
KOP 149

Route: Oak Green Rebuild and Relocation
Date: 08/22/2024
Time: 11:13 am
Viewing Direction: Southeast
Distance to closest feature: 0.06 miles

EXISTING CONDITIONS



PROPOSED CONDITIONS



Legend

- KOP View Direction
- Existing Dominion Energy Electric Transmission Line
- Oak Green Rebuild and Relocation
- Right of Way

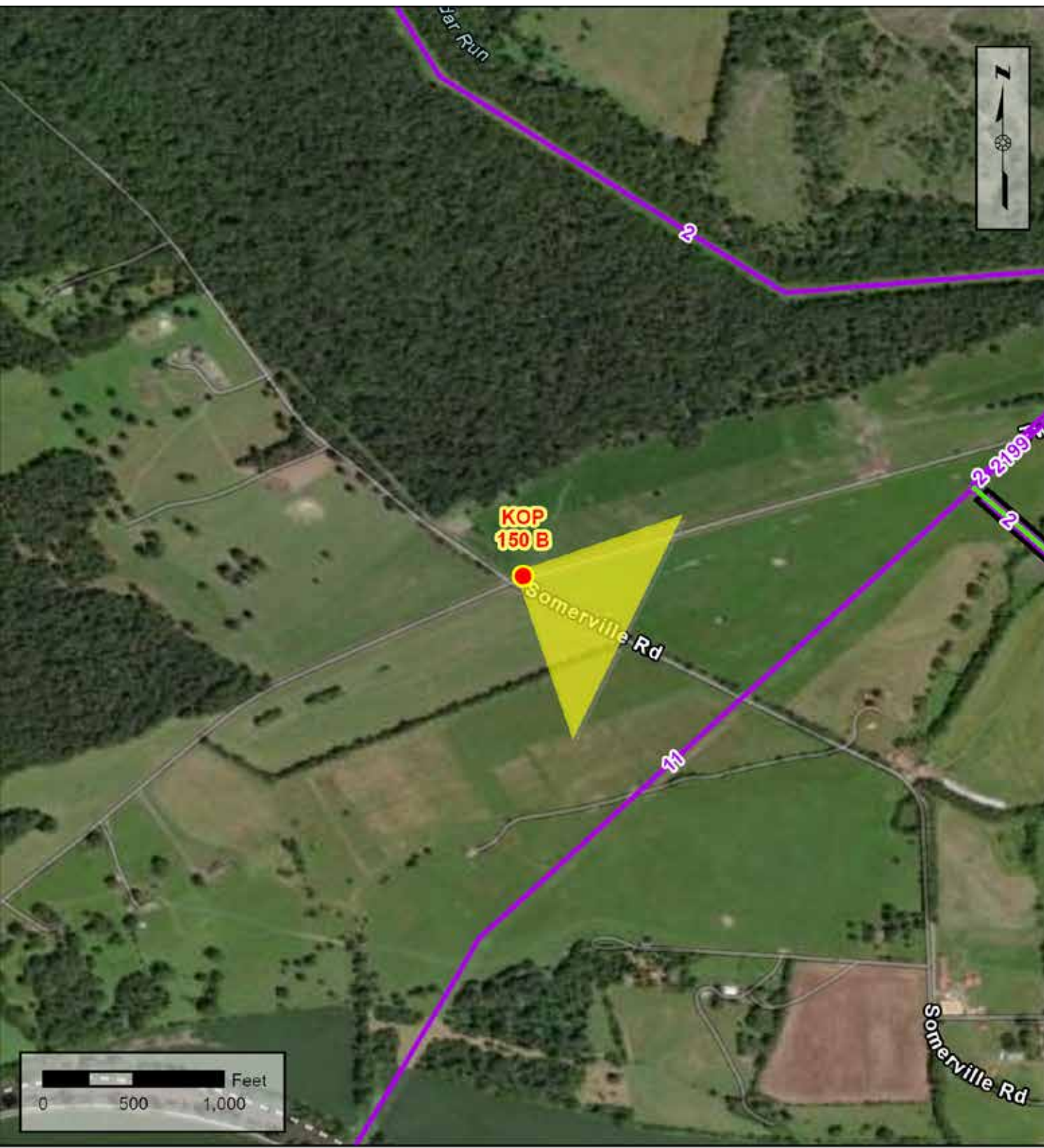
Note: Project components illustrated are based on proposed preliminary designs. The images contained on this page show the proposed project within a wider landscape context and are not representative of scale and distance when viewed from the actual view point.

Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia



KOP 150 B

Route: Oak Green Rebuild and Relocation
Date: 10/07/2024
Time: 10:43 am
Viewing Direction: Southeast
Distance to closest feature: 0.38 miles



Legend

- KOP View Direction
- Existing Dominion Energy Electric Transmission Line
- Oak Green Rebuild and Relocation
- Right of Way

Note: Project components illustrated are based on proposed preliminary designs. The images contained on this page show the proposed project within a wider landscape context and are not representative of scale and distance when viewed from the actual view point.



EXISTING CONDITIONS



PROPOSED CONDITIONS

Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia



KOP 151

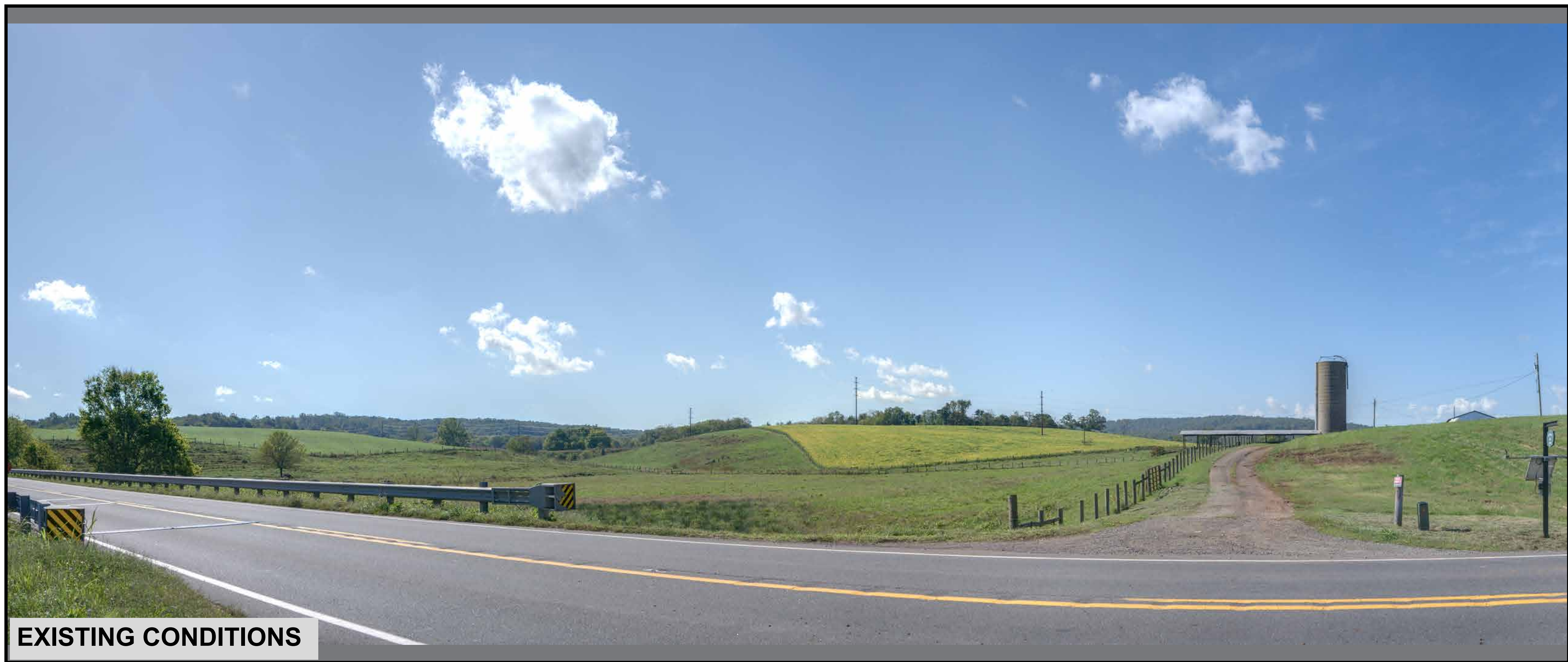
Route: Oak Green Rebuild and Relocation
Date: 10/07/2024
Time: 11:04 am
Viewing Direction: Southwest
Distance to closest feature: 0.23 miles



Legend

- KOP View Direction
- Existing Substation
- Existing Dominion Energy Electric Transmission Line
- Oak Green Rebuild and Relocation
- Right of Way

Note: Project components illustrated are based on proposed preliminary designs. The images contained on this page show the proposed project within a wider landscape context and are not representative of scale and distance when viewed from the actual view point.



EXISTING CONDITIONS



PROPOSED CONDITIONS

Culpeper Technology Zone
230 kV Loop and Lines #2 and
#1065 Conversion Project
Culpeper, Fauquier, & Orange Counties, Virginia



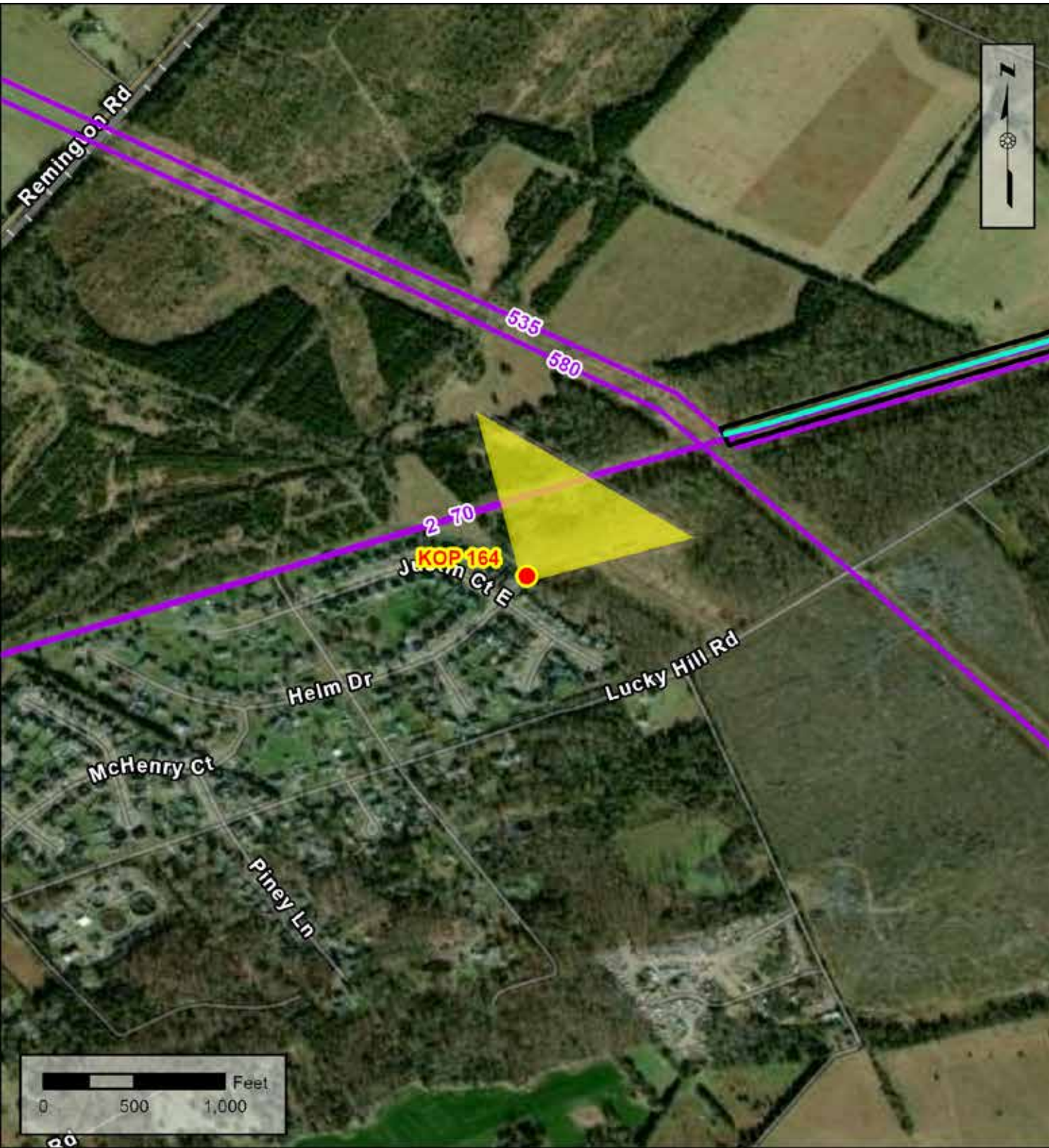
KOP 164

Route: Remington Rebuild
Date: 08/21/2024
Time: 03:31 pm
Viewing Direction: Northeast
Distance to closest feature: 0.22 miles

EXISTING CONDITIONS

297

PROPOSED CONDITIONS (no visible change)



Legend

- KOP View Direction
- Existing Dominion Energy Electric Transmission Line
- Remington Rebuild
- Right of Way

Note: Project components illustrated are based on proposed preliminary designs. The images contained on this page show the proposed project within a wider landscape context and are not representative of scale and distance when viewed from the actual view point.

II. DESCRIPTION OF THE PROPOSED PROJECT

- C. Describe and furnish plan drawings of all new substations, switching stations, and other ground facilities associated with the proposed project. Include size, acreage, and bus configurations. Describe substation expansion capability and plans. Provide one-line diagrams for each.**

Response: The proposed Project involves construction of one new substation station in Culpeper County, three new substations in the Town of Culpeper, and a switching station relocation in Orange County, Virginia, as follows.

Mt. Pony Substation (Culpeper County)

The proposed Mt. Pony Substation will be constructed with five 112 MVA 230-34.5 kV transformers, a 230 kV ring bus with a four-circuit breaker configuration, and other associated equipment. The proposed Mt. Pony Substation will be designed to accommodate future growth in the area with an ultimate build-out to a 230 kV ring bus with a six-circuit breaker configuration. The total area of the Mt Pony Substation is approximately 5.0 acres. The one-line diagram and general arrangement for the proposed Mt. Pony Substation are provided as Attachment II.C.1 and Attachment II.C.2, respectively.

McDevitt Substation (Town of Culpeper)

The proposed McDevitt Substation will be constructed with four 112 MVA 230-34.5 kV transformers, a 230 kV ring bus with a Six circuit breaker configuration, and other associated equipment. The proposed McDevitt Substation will be designed to accommodate future growth in the area with an ultimate build-out to a 230 kV ring bus with a six-circuit breaker configuration. The total area of the McDevitt Substation is approximately 4.5 acres. The one-line and general arrangement diagrams for the proposed McDevitt Substation are provided as Attachment II.C.3 and Attachment II.C.4, respectively.

Chandler Substation (Town of Culpeper)

The proposed Chandler Substation will be constructed with four 112 MVA 230-34.5 kV transformers, a 230 kV ring bus with Six circuit breaker configuration, and other associated equipment. The proposed Chandler Substation will be designed to accommodate future growth in the area with an ultimate build-out to a 230 kV ring bus with a six-circuit breaker configuration. The total area of the Chandler Substation is approximately 4.7 acres. The one-line and general arrangement diagrams for the proposed Chandler Substation are provided as Attachment II.C.5 and Attachment II.C.6, respectively.

Palomino Substation (Town of Culpeper)

The proposed Palomino Substation will be constructed with two 112 MVA 230-34.5 kV transformers, a 230 kV ring bus with six circuit breaker configuration, and other associated equipment. The proposed Palomino Substation will be designed to accommodate future growth in the area with an ultimate build-out to a 230 kV ring bus with a six-circuit breaker configuration. The total area of the Palomino Substation is approximately 4.4 acres. The one-line and general arrangement diagrams for the proposed Palomino Substation are provided as Attachment II.C.7 and Attachment II.C.8, respectively.

Oak Green Switching Station (Orange County)

The proposed Oak Green Switching Station initially will be constructed with four 230 kV circuit breakers, one 230 kV line terminals, two 230-115 kV, 224 MVA transformers, six 115 kV circuit breakers, two 115 kV line terminals and other associated equipment. In total, it will be designed to accommodate future growth in the area with a build-out of six additional 230 kV circuit breakers and two additional 115 kV breakers, three additional 230 kV line terminals, two 115kV line terminals and two 230 kV capacitor banks. Additionally, a new control enclosure will be installed to accommodate the protective relay and communications cabinets. The total area required to build Oak Green Switching Station is approximately 4.7 acres.

The one-line and general arrangement diagrams for the proposed Oak Green Switching station are provided as Attachment II.C.9 and Attachment II.C.10 respectively.

Remington Substation (Fauquier County)

The proposed line will require the installation of two 230 kV 4000A breakers and two 230 kV 4000A switches.

A one-line of the new substation equipment at the Remington Substation required by the proposed Project is provided as Attachment II.C.11.

Cirrus Switching Station (Culpeper County)

The construction of the Cirrus Switching Station is a part of a separate project. However, the line terminals and related equipment at the Cirrus Switching Station needed for this Project are included in this Application.

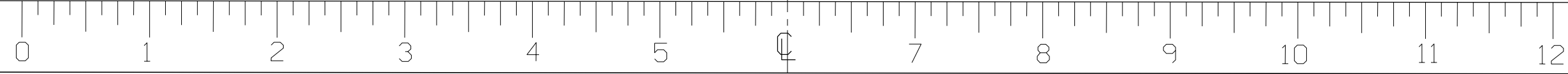
The proposed line will require the installation of two 230 kV 4000A breakers and two 230 kV 4000A switches.

A one-line of the new substation equipment at the Cirrus Switching Station required by the proposed Project is provided as Attachment II.C.12.

Other Minor Substation-Related Work

In addition to the substation-related work described above, the Company currently anticipates that it will perform Arresters and CCVTs replacement and upgrades and relay resets at Potato Run Substation and will remove wave trap at Brandy Delivery Point.

Drawn By:	Date	Substation	MT PONY
Approval	Date	Drawing No.	I.I.C.1



No.	Date	By
Checked/ Appr.		
Description		
Revisions		
USER: mohamm6		

USER: mohamm6	Typical Drawing Information	Library Location	Cell Name	B/M Assembly	Pipe Stand Foundation Cells (Pier)		Pipe Stand Foundation Cells (Spread)		Foundation Cells for Other Typical Structures		Steel Detail & Assembly
									(Pier)	(Spread)	

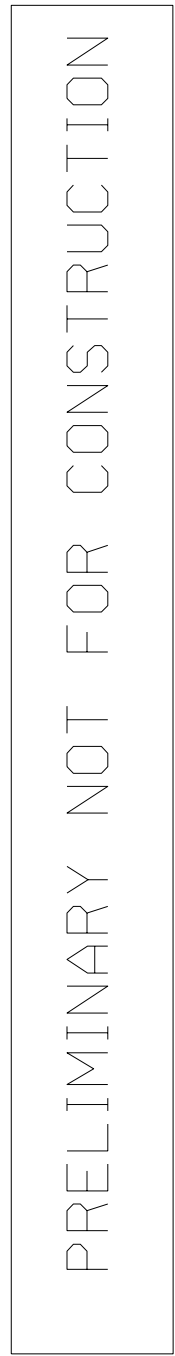
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 (99) T DEMARCATION INDICATOR - SEE TL IN. OL.
 (98) D DEMARCATION INDICATOR - SEE DIST. OL.
 (97) C DEMARCATION INDICATOR - SEE CUST. DOC.

Drawn By:	Date	Substation	McDEVITT
Approval	Date	Drawing No.	11.C.3





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PLOTTED: 12/20/2024
USER: mohamm6



Substation CHANDLER

Drawing No. 11.C.5

Drawn By:

Date

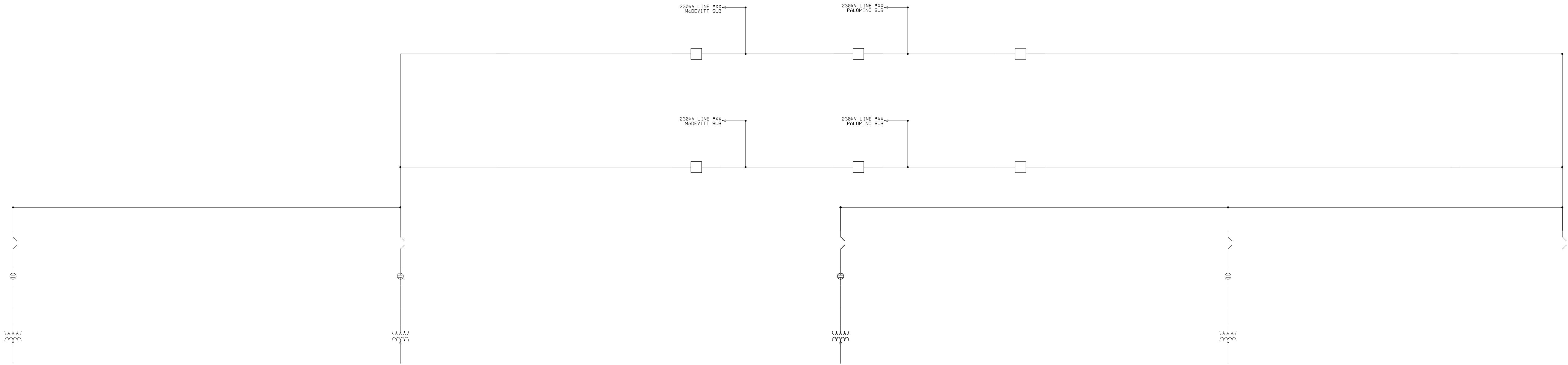
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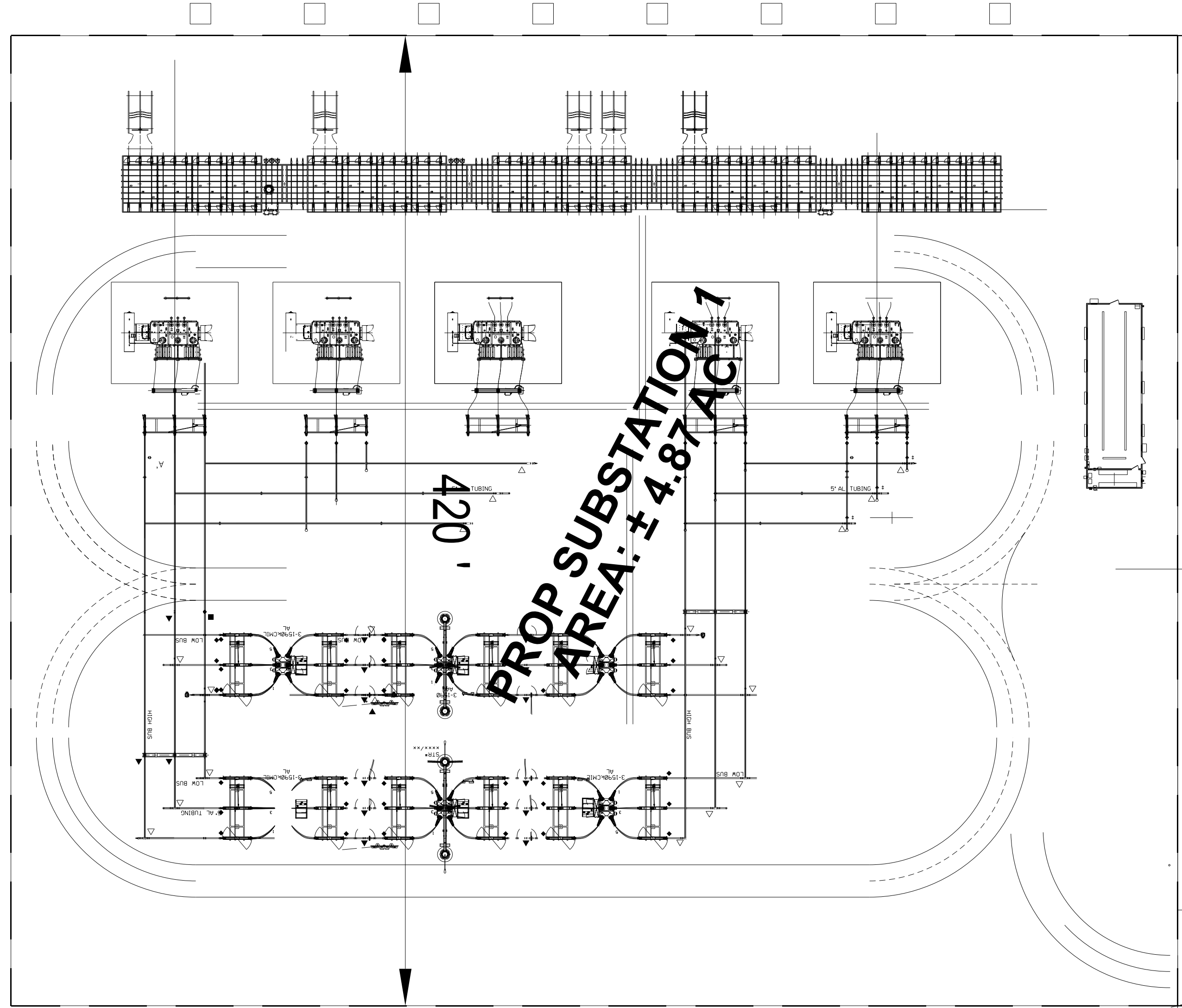
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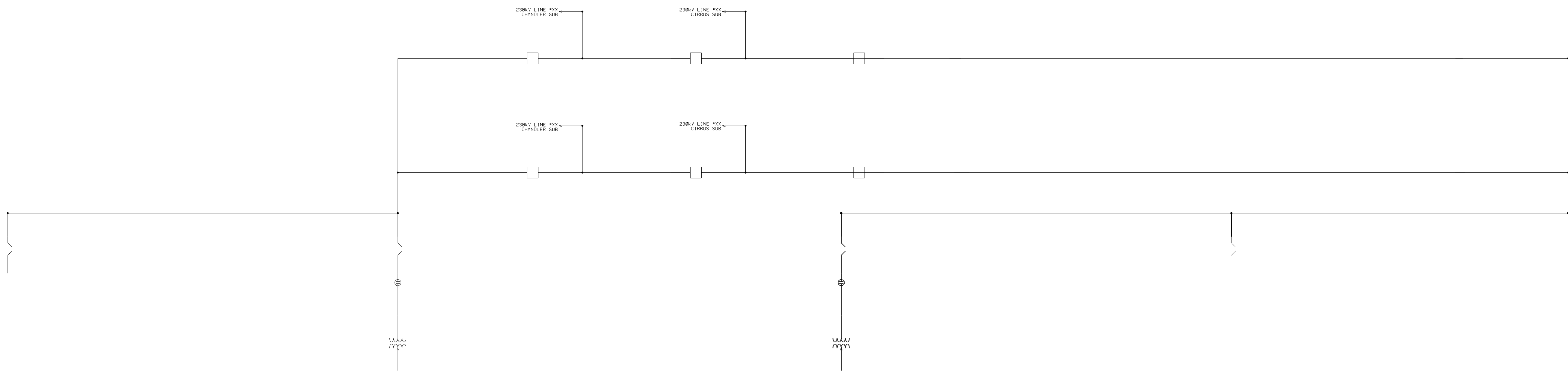




Revisions											
USER: mohamm6	Typical Drawing Information	Library Location	Cell Name	B/M Assembly	Pipe Stand Foundation Cells (Pier)		Pipe Stand Foundation Cells (Spread)		Foundation Cells for Other Typical Structures		
									(Pier)	(Spread)	

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USER: mohamm6

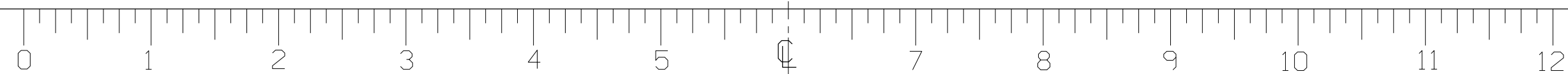
Drawn By:	Date	Substation	PAPLOMINO
Approval	Date	Drawing No.	II.C.7



Architectural site plan of the FENCE 12' building complex. The plan shows a large rectangular building with a grid-like facade, surrounded by a curved road and parking areas. Detailed cross-sections of the building are shown, highlighting the internal structure and the relationship between the building and the surrounding landscape. The plan includes various annotations, dimensions, and a north arrow.

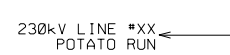
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Typical Drawing Information	Library Location	Cell Name	B/M Assembly	Pipe Stand Foundation Cells (Pier)		Pipe Stand Foundation Cells (Spread)		Foundation Cells for Other Typical Structures		Steel Detail & Assembly
				(Pier)	(Spread)	(Pier)	(Spread)	(Pier)	(Spread)	

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PLOTTED: 12/20/2024
USER: mohamm6



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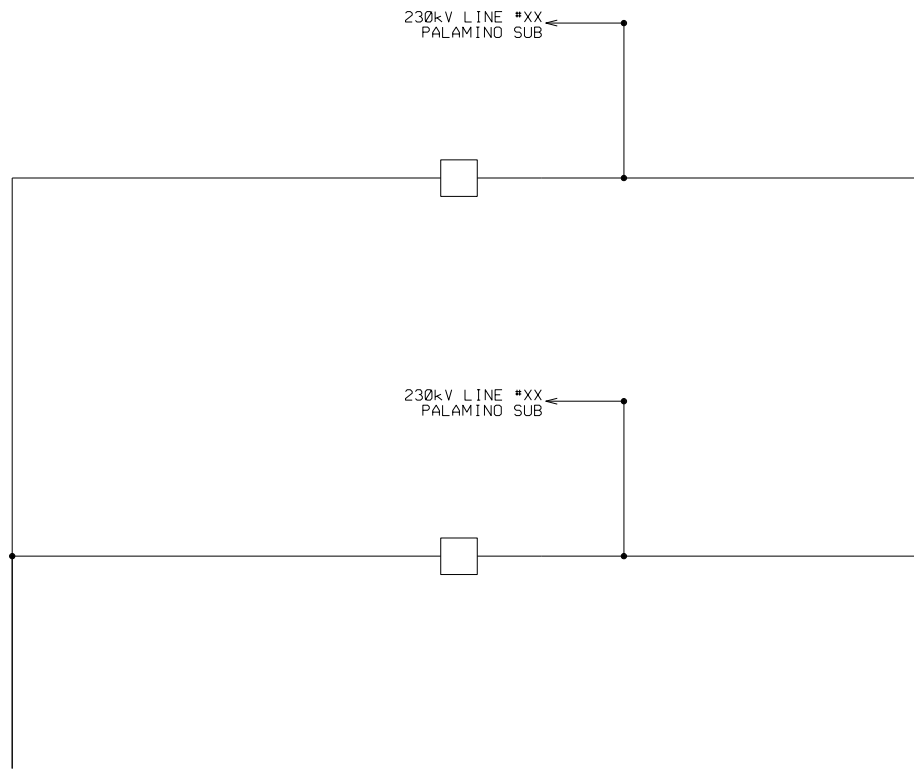
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 (98) D DEMARCATION INDICATOR - SEE DIST. OL.
 (97) C DEMARCATION INDICATOR - SEE CUST. DOC.

Drawn By:	Date	Substation REMINGTON
Approval	Date	Drawing No. 11.C.11





Drawn By:	Date	Substation	CIRRUS
Approval	Date	Drawing No.	II.C.12



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USER: mohammG

Revisions	Bit	Approval
	Date	
	Project No.	
	Network No.	
	BK No.	
	Description	

III. IMPACT OF LINE ON SCENIC, ENVIRONMENTAL AND HISTORIC FEATURES

- A. Describe the character of the area that will be traversed by this line, including land use, wetlands, etc. Provide the number of dwellings within 500 feet, 250 feet and 100 feet of the centerline, and within the ROW for each route considered. Provide the estimated amount of farmland and forestland within the ROW that the proposed project would impact.**

Response: For additional description of the character of the area that will be traversed by the Proposed Routes and the related impacts, see the DEQ Supplement, specifically as to land use (Sections 2.K and 2.L), wetlands (Section 2.D), forests (Section 2.L), agricultural lands (Section 2.L), historic resources (Section 2.I), and wildlife (Sections 2.G and 2.K).

See Attachment III.A.1 for a map depicting prime farmland and farmland of statewide importance, and Section 2.L of the DEQ Supplement for the estimated amount of farmland crossed by the Proposed Routes.

MT. PONY PROPOSED AND ALTERNATIVE ROUTES

Mt. Pony Proposed Route (Route 1)

The Mt. Pony Proposed Route is approximately 5.2 miles in length and is located entirely within Culpeper County. The route extends northwest from a proposed cut-in location on existing Lines #1065/#2331 to the proposed Mt. Pony Substation. The Mt. Pony Proposed Route crosses mostly agricultural land with a smaller amount of forested land.

According to County parcel data, zoning data, and aerial photo analysis, there are four dwellings located within 500 feet of the proposed centerline, including one dwelling within 250 feet of the proposed centerline, and no dwellings within 100 feet of the proposed centerline or within the proposed right-of-way. There are 11 non-residential buildings (e.g., commercial buildings) located within 500 feet of the proposed centerline of the Mt. Pony Proposed Route, but none located within the right-of-way.

Mt. Pony Alternative Route 2

Mt. Pony Alternative Route 2 is approximately 4.8 miles in length and is located entirely within Culpeper County. The route extends northwest from a proposed cut-in location on existing Lines #1065/#2331 to the proposed Mt. Pony Substation. Mt. Pony Alternative Route 2 crosses mostly forested and agricultural land.

According to County parcel data, zoning data, and aerial photo analysis, there are six dwellings located within 500 feet of the Mt. Pony Alternative Route 2 centerline, but none located within 250 feet of the proposed centerline, and no dwellings within the Mt. Pony Alternative Route 2 right-of-way. There are four

non-residential buildings (e.g., commercial buildings) located within 500 feet of the centerline of the route, but none located within the right-of-way.

TECH PARK PROPOSED AND ALTERNATIVE ROUTES

Tech Park Proposed Route (Route 1)

The Tech Park Proposed Route is approximately 3.7 miles in length, with 2.2 miles located within Culpeper County and 1.5 miles within the Town of Culpeper. The route extends northwest from the proposed Mt. Pony Substation to the proposed McDevitt, Chandler, and Palomino Substations and then east towards the future Cirrus Switching Station. The Tech Park Proposed Route crosses mostly forested and agricultural land; however, approximately 42.9 acres (86% of the total right-of-way) is on land planned for data center development.

According to Culpeper County parcel data, zoning data, and aerial photo analysis, there are three dwellings located within 500 feet of the proposed centerline but none located within 250 feet of the proposed centerline, and no dwellings within the Tech Park Proposed Route right-of-way. The three dwellings within 500 feet of the Tech Park Proposed Route include one existing single-family home and two multifamily buildings that are under construction. The two multifamily buildings, which include on 24 unit and one 12-unit building, are anticipated to be completed in February 2026, prior to the Project in-service date. As of the filing of this Application, these buildings are not complete nor occupied by residents. There are nine non-residential buildings (e.g., commercial buildings) located within 500 feet of the proposed centerline of the Tech Park Proposed Route, but none located within the right-of-way.

Tech Park Alternative Route 2

Tech Park Alternative Route 2 is approximately 3.5 miles in length with 2.0 miles located within Culpeper County and 1.5 miles within the Town of Culpeper. The route extends northwest from the proposed Mt. Pony Substation to the proposed McDevitt, Chandler, and Palomino Substations and then east towards the future Cirrus Switching Station. Tech Park Alternative Route 2 crosses mostly forested and agricultural land; however, 41.4 acres (85% of the total right-of-way) is on land planned for data center development.

According to Culpeper County parcel data, zoning data, and aerial photo analysis, there are three dwellings located within 500 feet of the Tech Park Alternative Route 2 centerline, but none located within 250 feet of the centerline, and no dwellings within the Tech Park Alternative Route 2 right-of-way. As with the Tech Park Proposed Route, two under construction multifamily buildings are included in the count of dwellings within 500 feet because they are anticipated to be complete prior to the Project in-service date. There are 19 non-residential buildings (e.g., commercial buildings) located within 500 feet of the centerline of Tech Park Alternative Route 2 but none located within the right-of-way.

Tech Park Alternative Route 3

Tech Park Alternative Route 3 is approximately 3.5 miles in length with 2.0 miles located within Culpeper County and 1.5 miles within the Town of Culpeper. The route extends northwest from the proposed Mt. Pony Substation to the proposed McDevitt, Chandler, and Palomino Substations and then east towards the future Cirrus Switching Station. Tech Park Alternative Route 3 crosses mostly forested and agricultural land; however, 40.4 acres (83% of the total right-of-way) is on land planned for data center development.

According to Culpeper County parcel data, zoning data, and aerial photo analysis, there are three dwellings located within 500 feet of the Tech Park Alternative Route 3 centerline, but none located within 250 feet of the centerline, and no dwellings within the Tech Park Alternative Route 3 right-of-way. As with the Tech Park Proposed Route and Alternative Route 2, two under construction multifamily buildings are included in the count of dwellings within 500 feet because they are anticipated to be complete prior to the Project in-service date. There are 21 non-residential buildings (e.g., commercial buildings) located within 500 feet of the centerline of Tech Park Alternative Route 3 but none located within the right-of-way.

OAK GREEN REBUILD AND RELOCATION

The Oak Green Rebuild and Relocation, inclusive of the Line #153 Tap, is approximately 2.9 miles in length, with 0.2 mile located within Culpeper County and 2.7 miles located within Orange County. The route extends southeast from a proposed cut-in location on existing Lines #1065/#2199 to the to the proposed relocated Oak Green Switching Station. The new right-of-way of the Oak Green Rebuild and Relocation crosses mostly agricultural land.

According to Culpeper County parcel data, zoning data, and aerial photo analysis, there are seven dwellings located within 500 feet of the Oak Green Rebuild centerline, including three dwellings located within 250 feet of the centerline, but none located within 100 feet of the centerline or within the Proposed Route right-of-way. Of note, the Proposed Route centerline and right-of-way will not be located closer to dwellings than the existing centerline and right-of-way, and no dwellings located further than 500 feet from the existing transmission line corridor will be within 500 feet of the Proposed Route. There are three non-residential buildings (e.g., commercial buildings) located within 500 feet of the centerline of the Oak Green Rebuild but none located within the right-of-way.

REMINGTON REBUILD

The Remington Rebuild is approximately 0.7 mile in length and is located entirely within Fauquier County. The route extends east from the existing Line #535 into the Remington Substation and is completely within existing right-of-way or on

Company land. The right-of-way is currently an herbaceous cover and will be maintained as such.

According to Fauquier County parcel data, zoning data, and aerial photo analysis, there are two dwellings located within 500 feet of the Remington Rebuild centerline, including one dwelling located within 250 feet of the centerline, but none within 100 feet of the centerline or within the right-of-way. Of note, the Proposed Route centerline and right-of-way will not be located closer to dwellings than the existing centerline and right-of-way, and no dwellings located farther than 500 feet from the existing transmission line corridor will be within 500 feet of the Proposed Route. There are two non-residential buildings (e.g., commercial buildings) located within 500 feet of the centerline of the Remington Rebuild but none located within the right-of-way.



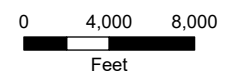
**Attachment III.A.1
Prime Farmland
and Farmland of
Statewide Importance**

**Culpeper Technology Zone
230 kV Loop and
Lines #2 and #1065
Conversion Project**

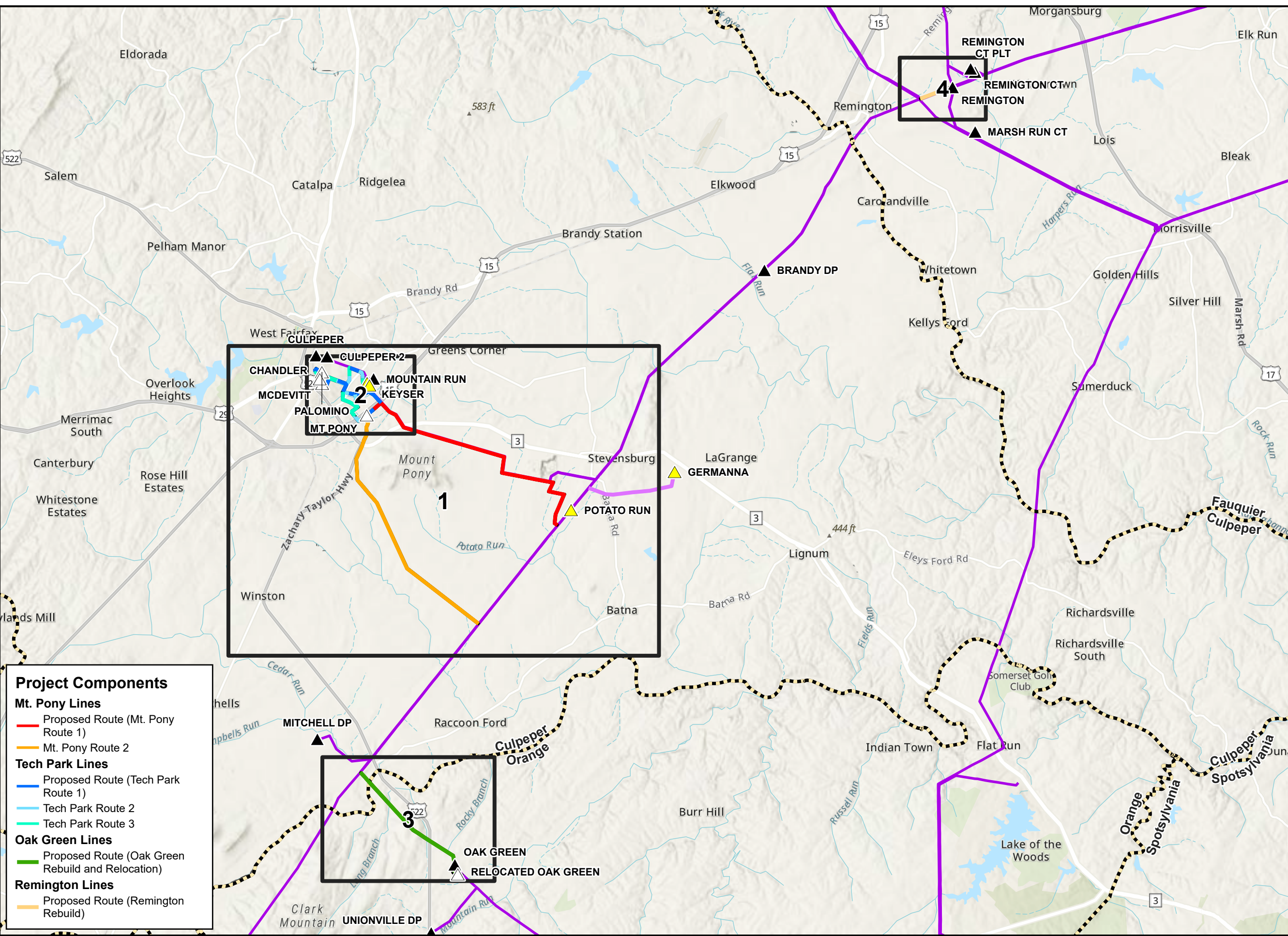
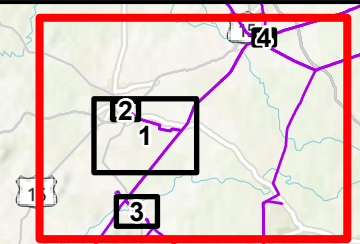
Culpeper, Fauquier, and
Orange County, Virginia

Index Page

- ▲ Existing Substation/Switching Station
- ▲ Approved Future Substation/Switching Station
- △ Proposed Substation/Switching Station
- Existing Dominion Transmission Line
- Approved Future Lines
- - - County Boundary



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Project Components

- Mt. Pony Lines**
 - Proposed Route (Mt. Pony Route 1)
 - Mt. Pony Route 2
- Tech Park Lines**
 - Proposed Route (Tech Park Route 1)
 - Tech Park Route 2
 - Tech Park Route 3
- Oak Green Lines**
 - Proposed Route (Oak Green Rebuild and Relocation)
- Remington Lines**
 - Proposed Route (Remington Rebuild)



Attachment III.A.1 Prime Farmland and Farmland of Statewide Importance

Culpeper Technology Zone
230 kV Loop and
Lines #2 and #1065
Conversion Project

Culpeper County,
Virginia

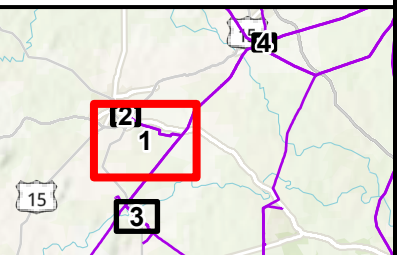
Page 1 of 4

- ▲ Existing Substation/Switching Station
- ▲ Approved Future Substation/Switching Station
- △ Proposed Substation/Switching Station
- Proposed Substation/Switching Station Footprint
- Existing Dominion Transmission Line
- Approved Future Lines
- County Boundary
- Proposed Data Center Building

Farm Class

- Not prime farmland
- Prime farmland if drained
- All areas are prime farmland
- Farmland of statewide importance

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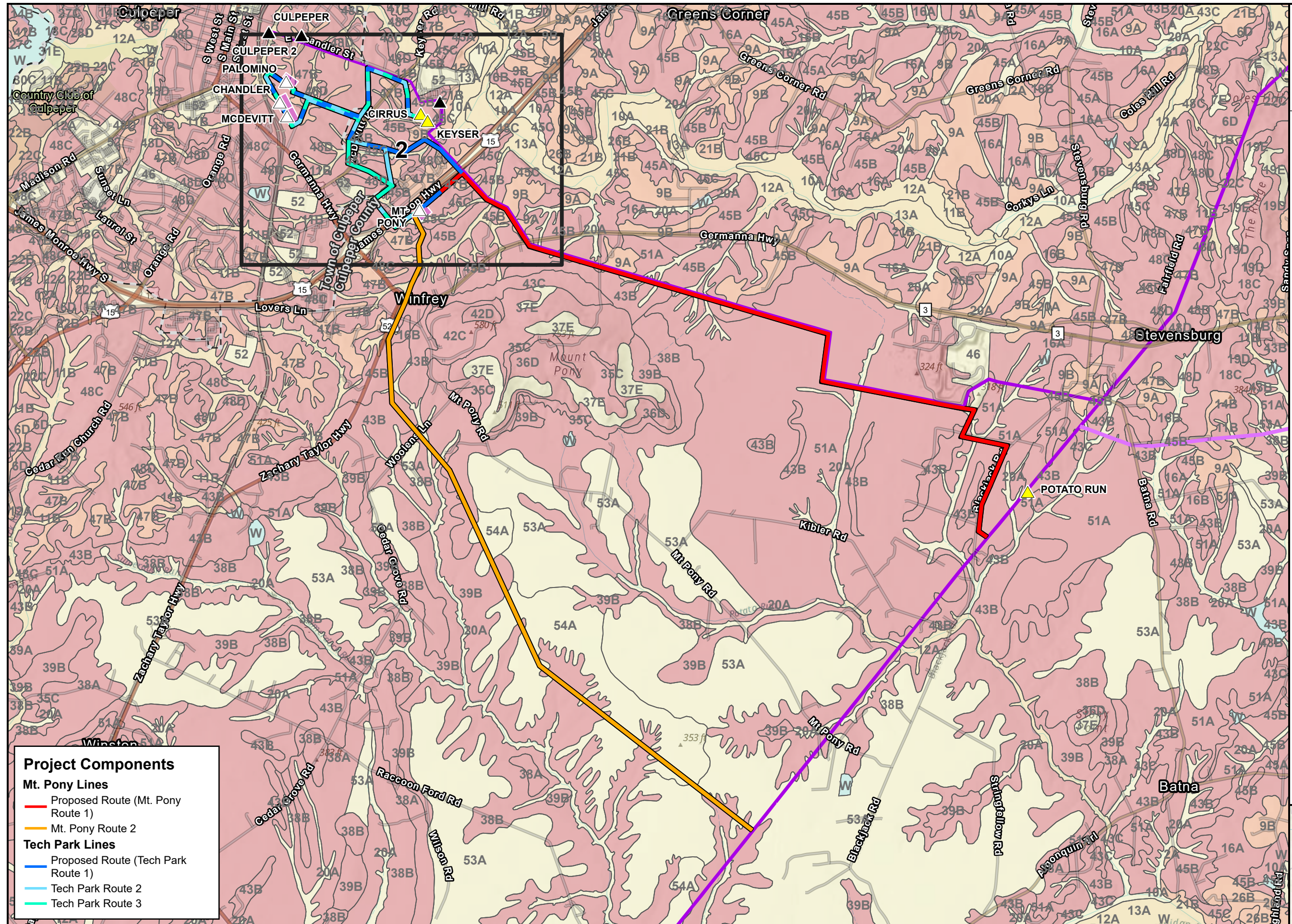
Project Components

Mt. Pony Lines

- Proposed Route (Mt. Pony Route 1)
- Mt. Pony Route 2

Tech Park Lines

- Proposed Route (Tech Park Route 1)
- Tech Park Route 2
- Tech Park Route 3





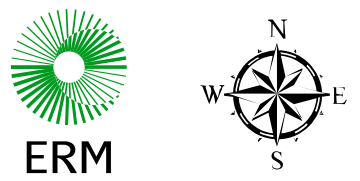
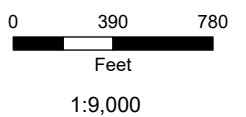
Attachment III.A.1
Prime Farmland
and Farmland of
Statewide Importance

Culpeper Technology Zone
230 kV Loop and
Lines #2 and #1065
Conversion Project

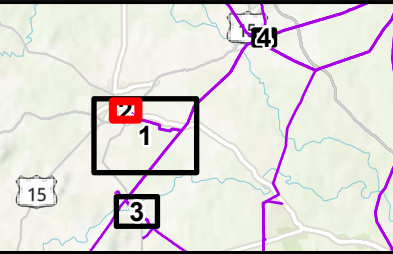
Culpeper County,
Virginia

- ▲ Existing Substation/Switching Station
- ▲ Approved Future Substation/Switching Station
- △ Proposed Substation/Switching Station
- Proposed Substation/Switching Station Footprint
- Existing Dominion Transmission Line
- County Boundary
- Proposed Data Center Building
- ▭ Right-of-Way

- Farm Class**
- Not prime farmland
 - Prime farmland if drained
 - All areas are prime farmland
 - Farmland of statewide importance



- Project Components**
- Mt. Pony Lines**
- Proposed Route (Mt. Pony Route 1)
 - Mt. Pony Route 2
- Tech Park Lines**
- Proposed Route (Tech Park Route 1)
 - Tech Park Route 2
 - Tech Park Route 3





Attachment III.A.1
Prime Farmland
and Farmland of
Statewide Importance

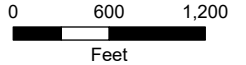
Culpeper Technology Zone
230 kV Loop and
Lines #2 and #1065
Conversion Project

Culpeper and Orange
County, Virginia

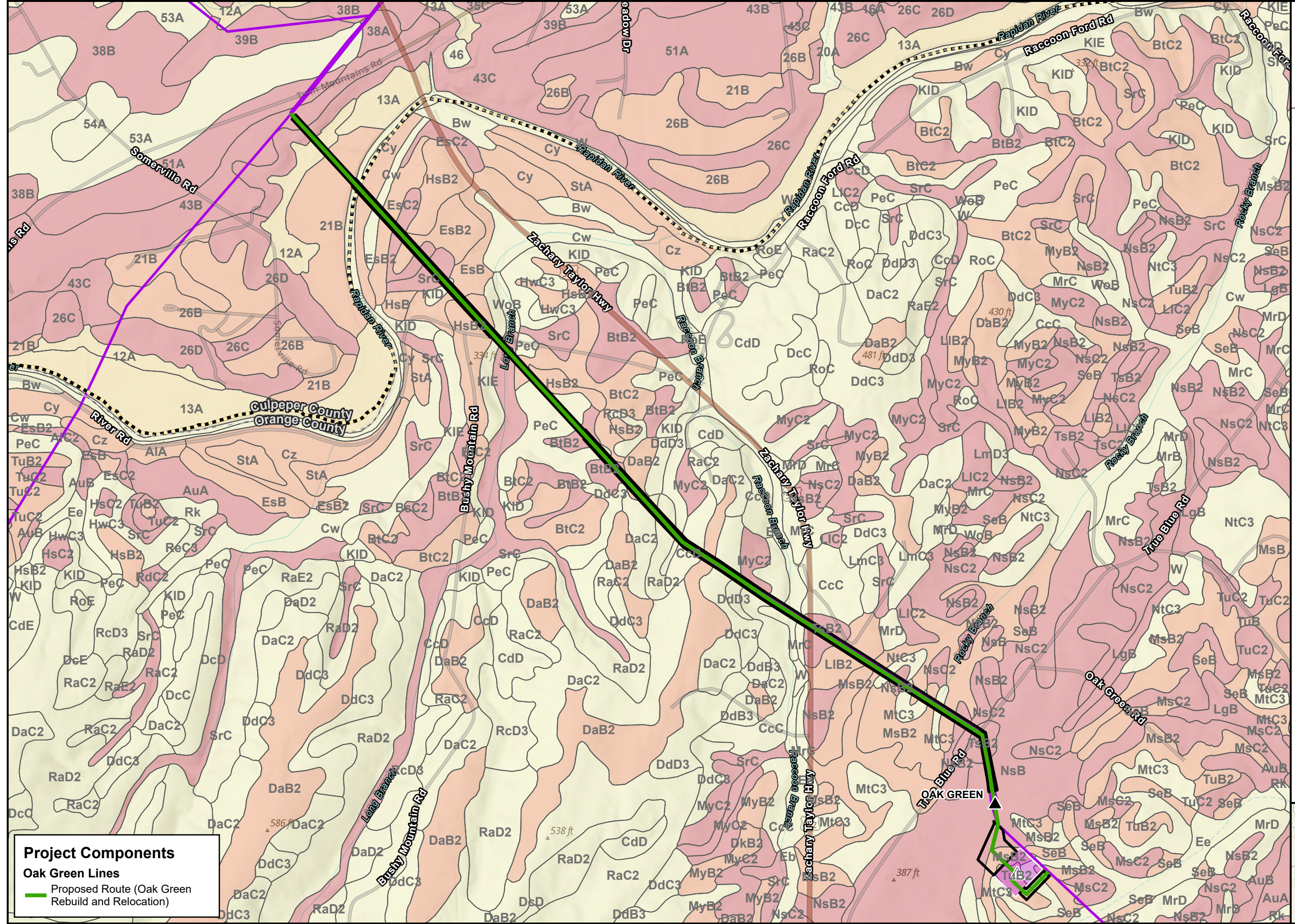
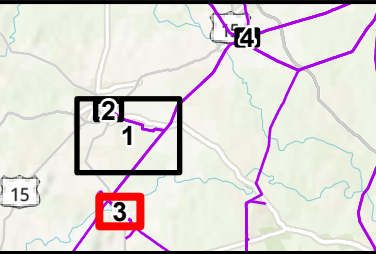
- ▲ Existing Substation/Switching Station
- △ Proposed Substation/Switching Station
- ▭ Proposed Substation/Switching Station Footprint
- Existing Dominion Transmission Line
- County Boundary
- ▭ Right-of-Way (Existing and Proposed)

Farm Class

- Not prime farmland
- Prime farmland if drained
- All areas are prime farmland
- Farmland of statewide importance



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Project Components

Oak Green Lines

- Proposed Route (Oak Green Rebuild and Relocation)

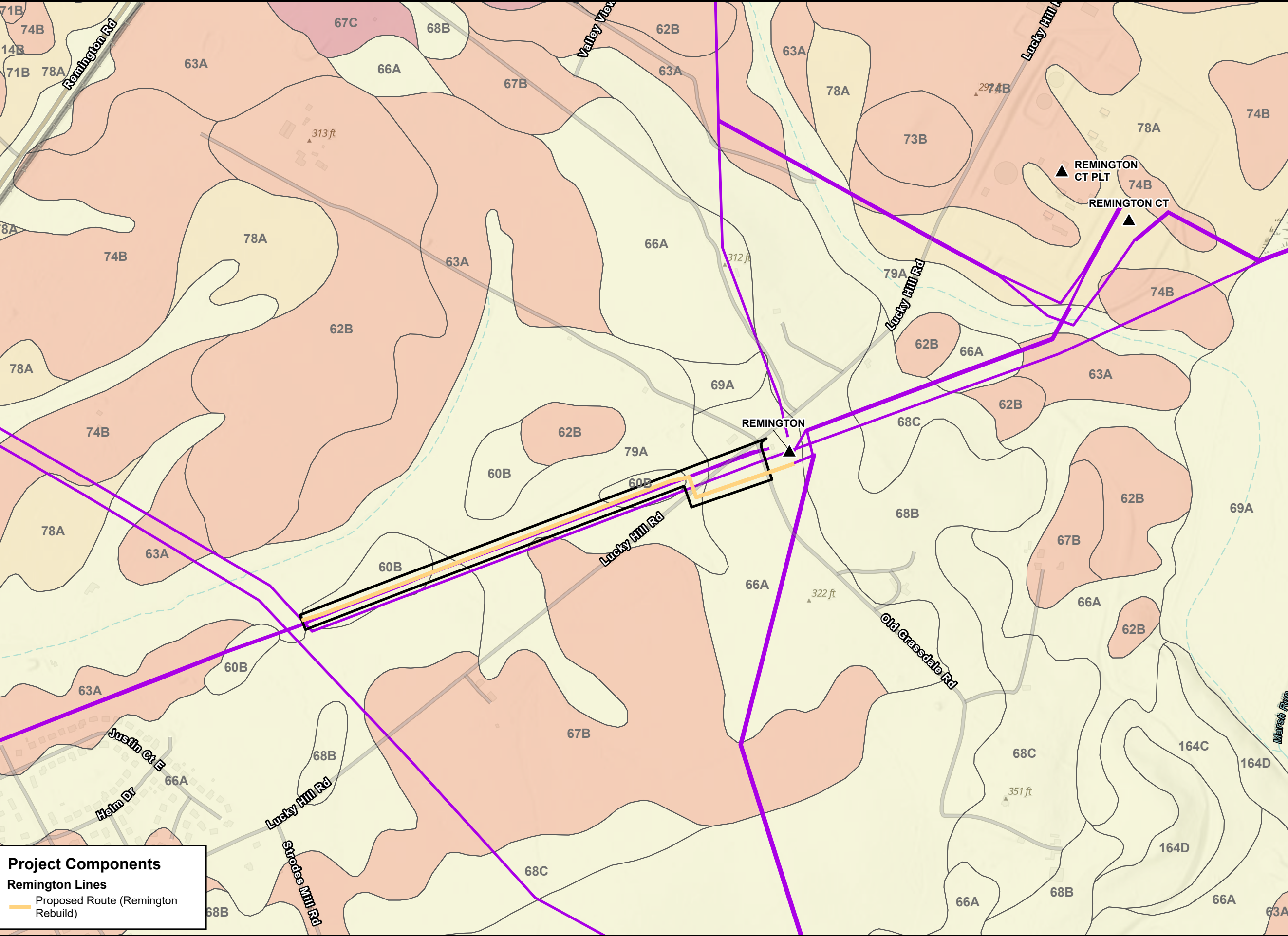
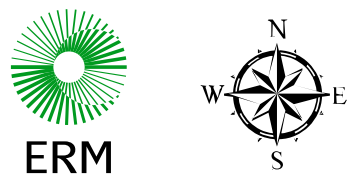
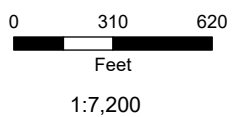


Attachment III.A.1
Prime Farmland
and Farmland of
Statewide Importance

Culpeper Technology Zone
230 kV Loop and
Lines #2 and #1065
Conversion Project

Fauquier County,
Virginia

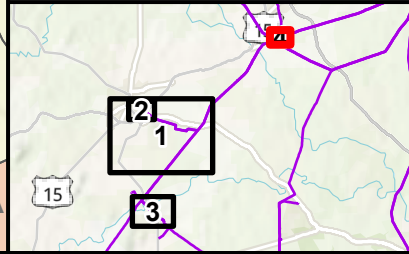
- ▲ Existing Substation/Switching Station
- Existing Dominion Transmission Line
- ▭ Right-of-Way (Existing)
- Farm Class**
 - Not prime farmland
 - Prime farmland if drained
 - All areas are prime farmland
 - Farmland of statewide importance



Project Components

Remington Lines

Proposed Route (Remington Rebuild)



III. IMPACT OF LINE ON SCENIC, ENVIRONMENTAL AND HISTORIC FEATURES

- B. Describe any public meetings the Applicant has had with neighborhood associations and/or officials of local, state or federal governments that would have an interest or responsibility with respect to the affected area or areas.**

Response: Stakeholder Engagement

At Dominion Energy Virginia, the Company believes stakeholder engagement and meaningful public involvement is a critical component to the success of this Project. Feedback is critical as the Company considers all potential benefits and impacts of the Project.

Dominion Energy Virginia has and will continue to engage with a broad range of stakeholders that have interests across the Project components. Stakeholder engagement includes both a statewide and regional approach in the following segments: cultural and historic resource stewardship organizations; the business community and workforce organizations; the environmental community; and organizations that represent the needs of underrepresented communities. Outreach about the Project to county and town leaders and staff began in November 2023. Specifically, in November 2023, the Company met with staff from Culpeper County to initially discuss Culpeper County's understanding and approach toward the recently created Culpeper Tech Zone. In April 2024, the Company met with staff from the Town of Culpeper and staff from Culpeper County to discuss the Project and review initial conceptual routing. Subsequent meetings with the Town of Culpeper and Culpeper County staff to discuss Project updates occurred in August 2024 and November 2024. In August 2024, the Company met with staff from Orange County to discuss the project and proposed transmission facility requirements located in the County. In September and November 2024, the Company met with staff from Fauquier County to discuss the Project and proposed transmission facility requirements located in the County.

The Company also met with four private landowners along or near the existing transmission line right-of-way during the months of June 2024 through August 2024. In addition, the Company met with landowners potentially affected by the Project including Swift, Inc. and Equinix (June 2024), and representatives of Germanna Community College (June, September, and December 2024), including the VCCS staff (September and December 2024) and Germanna Real Estate Foundation staff (December 2024).

In May and October 2024, the Company met with the Virginia Outdoors Foundation ("VOF") staff. In addition, the Company has held reoccurring meetings with data center developers within the Culpeper Tech Zone since Winter 2023, and continues to regularly coordinate with these developers, including Customers of the Project (i.e., Customer A, Customer B, and Customer C), as well as regular meetings with the developer which has a planned data center campus within the

Culpeper Tech Zone that is not directly served by the Project.

Discussion with VOF staff in May of 2024 related to a potential easement expansion of the Mt. Pony Lines along the existing Lines #2/#11 which crosses of the existing Rose Hill Farm easement, and in October 2024, related to the potential easement expansion of Oak Green Rebuild along the existing Lines #2/#11 which crosses the existing Grano and Sheldon family easements. The results of both discussions with VOF were correspondence to the Company stating that no expansion of existing rights-of-way on VOF easements will be permitted.

In December 2024, the Company launched an internet website dedicated to the project: www.dominionenergy.com/ctz. Specific details about Culpeper Technology Zone 230 kV Loop and Lines #2 and #1065 Conversion Project were added to the website beginning in December 2024. The website includes a description of the proposed Project, an explanation of the need, routing options, a link to MapChat (an interactive mapping tool), photo renderings and simulations, and information on the Commission review process.

On January 9, 2025, the Company presented the Project to the Culpeper County Board of Supervisors. In response to the presentation, the Board of Supervisors unanimously voted to support a resolution in favor the Mt. Pony Proposed Route and Tech Park Proposed Route. A copy of the signed resolution is included in Attachment III.B.1.

- On December 20, 2024, a Project announcement postcard was mailed to 501 residences and businesses in the vicinity of the Project area. The postcard included Project information, a map of the Project area and routing options under construction, and details regarding in-person community meetings. On January 2, 2025, a reminder letter and attached map was sent to the same 501 residences and businesses. The letter contained information on the Project and an invitation to the two community meetings scheduled. In addition, to promote awareness of the Project and promote public events, as well as to ensure interested community members were aware that the Company would be available to discuss their interests and concerns about the Project, the Company ran a digital advertising campaign from January 2, 2025 to January 14, 2025. Through social media platforms, display advertisements, videos and newspaper ads, the Company's goal was to provide information about the alternatives for meaningful involvement among impacted communities. See Attachment III.B.2 for copies of the postcard, letter, map, and digital campaign results.
- On January 13, 2025, the Company hosted an in-person community meeting in the Town of Culpeper to build awareness of the Project, share preliminary routes, and answer questions. There were 45 attendees. The Project team attended this in-person community meeting to share information and simulations regarding the Project with the public. A sign-in table with two team members was located at the main entrance.

- On January 14, 2025, the Company hosted a second in-person community meeting in the Town of Culpeper to review the Project with the public and answer questions. There were 12 attendees. Both community meetings were conducted in an exhibition format, and the layout included several Project-specific stations, such as renderings of the proposed electric transmission line routes, and photo simulations, as well as related informational boards. Maps and photo simulations displayed at the meetings are available on the Project website at www.dominionenergy.com/ctz. See Attachment III.B.3 for a copy of the key location photo simulations presented at the meeting.

To facilitate viewing of the transmission line routing options and associated photo simulations, the Company deployed an online tool called MapChat on December 23, 2024 (at www.dominionenergy.com/ctz), which allows users to review the potential transmission routing options and to provide location-based comments to share insights. MapChat includes the route options and visual simulations. Copies of the route options are shown in Attachment III.B.4 while the visual simulations, as previously referenced, are included as Attachment III.B.3. Users do not need to register before viewing the routing details. This allowed stakeholders to provide their comments to help inform the routing process. Activity on MapChat includes 3 location-based comments from users.

Environmental Justice

As set forth in Section 5.5 of the Environmental Routing Study, the Company researched the demographics of the surrounding communities using data from the U.S. Census Bureau’s American Community Survey 5-Year Estimates (2019-2023). This review revealed that sixteen Census Block Groups (“CBGs”) are located within one mile of the Proposed and Alternative Routes, inclusive of the Mt. Pony Lines, Tech Park Lines, Oak Green Rebuild, Remington Rebuild, and associated substations. A review of census data for several demographic characteristics identified populations within this area that meet the Virginia Environmental Justice Act (“VEJA”) thresholds for Environmental Justice Communities (“EJ Communities”) (Va. Code §§ 2.2-234, 2.2-235).

Of the sixteen CBGs within one mile of the Project, eight CBGs are crossed by the Project’s Proposed and Alternative Routes. Of the eight CBGs that cross the Proposed and Alternative Routes, seven contain communities of color. Two CBGs crossed meet the low-income and population of color criteria for a potential EJ community, and two have other sensitive population thresholds (education and age-based vulnerabilities).

In addition to its evaluation of impacts, the Company will engage the EJ Communities in a manner that allows them to meaningfully participate in the Project development and approval process so that the Company can take their views

and input into consideration. See Attachment III.B.5 for a copy of the Company's Environmental Justice Policy.

**RESOLUTION OF THE BOARD OF SUPERVISORS OF CULPEPER COUNTY,
VIRGINIA**

**A RESOLUTION IN SUPPORT OF MOUNT PONY ROUTE 1 AND TECH PARK
ROUTE 1 TO SERVE TRANSMISSION LINE NEEDS FOR THE CULPEPER
TECHNOLOGY ZONE**

WHEREAS, Dominion Energy is currently preparing alternatives for the Culpeper Tech Zone 230 kV Electric Transmission Project; and

WHEREAS, the project will serve to provide adequate power to meet the needs of planned development in the Culpeper Technology Zone; and

WHEREAS, the project includes upgrading transmission lines running from the Remington-Gordonsville line in a northeasterly direction toward the Town of Culpeper to the Culpeper Technology Zone; and

WHEREAS, once the newly expanded lines reach Route 29, Dominion is considering three routes for new lines to serve the Culpeper Technology Zone; and

WHEREAS, the Board of Supervisors expressly supports routing new and expanded transmission lines along the corridors of existing transmission lines; and

WHEREAS, Mount Pony Route 1 and Tech Park Route 1 adhere to that preference; and

WHEREAS, Tech Park Route 1 is less disruptive to the future plans of existing businesses in the Culpeper Technology Zone;

NOW THEREFORE BE IT RESOLVED, that the Culpeper County Board of Supervisors supports the pursuit of the Culpeper Tech Zone 230 kV Electric Transmission Project; and

BE IT FURTHER RESOLVED, that the Board endorses the Mount Pony 1 and Tech Park 1 routes, and wishes to express this preference to Dominion Energy and to the State Corporation Commission.


DONE, this 9th day of January, 2025.



David E. Durr, Chairman
Culpeper County Board of Supervisors

Paul W. Bates, Catalpa District
David C. Lee, East Fairfax District
Gary M. Deal, West Fairfax District
Susan L. Gugino, Stevensburg District
Brad C. Rosenberger, Jefferson District
Tom S. Underwood, Salem District

Attest:



John C. Egertson, County Administrator



December 17, 2024

Chris Lybolt
Project Manager
Dominion Energy
5000 Dominion Blvd
Glen Allen, VA 23060

Dear Mr. Lybolt,

Thank you for meeting with us recently to review preliminary routes for an electric transmission project designed to address increased demand in the Culpeper Tech Zone. Virginia Community College System (VCCS) acknowledges Dominion Energy Virginia's representation that a proposed transmission line route impacting VCCS property is necessary to the project and to provide service to customers in the area.

VCCS and Dominion Energy Virginia have discussed potential impacts of the proposed 100' wide electric transmission right-of-way. VCCS is not opposed in concept to Dominion's Option 1 Route that crosses over the northeastern boundary of VCCS property, subject to further discussion and working out details of compatible uses (including but not limited to lighting, fences, trees, storage buildings) within the right-of-way and other considerations. VCCS will further consider the proposed route and will coordinate with Dominion Energy Virginia, but at this time has not identified any issues that are in direct conflict with our ability to develop our property.

Should you have any questions, please do not hesitate to contact me at (804) 819-3326.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steven L'Heureux", followed by a horizontal line and a small "x" mark.

Steven L'Heureux, RA, VCCO, VCA
Associate Vice Chancellor
Facilities Management Services
Virginia's Community Colleges- System Office



Subject: *Dominion Energy Virginia – Culpeper Tech Zone 230 kV Project*
Summary of Potential Germanna Community College Property Crossing

Dominion Energy Virginia (Dominion) seeks permission from the Virginia Community College System (VCCS) Board and Germanna Real Estate Foundation (Foundation) Board to construct a new transmission line across VCCS- and Foundation-owned property at Germanna Community College (GCC). The Culpeper Tech Zone 230 kV Project (the “Project”) consists of constructing new 230-kilovolt overhead transmission lines and substations to meet power demands for future industrial users in the Culpeper Technology Zone industrial park (the “Culpeper Tech Zone”), which is adjacent to the GCC campus. Dominion, in coordination with ERM, has identified two transmission line routing options for the Project that cross VCCS and Foundation property, as shown on the Germanna Community College Crossing Options map (previously provided). As discussed with GCC, VCCS, and Foundation staff, Dominion and ERM believe that Option 1, which includes an approximately 0.3-mile-long crossing of VCCS and Foundation property, is the overall least impactful route option to serve the Culpeper Tech Zone. In addition, Culpeper County Staff, Town of Culpeper Staff, and VDOT have expressed their preference that Dominion use Option 1 for the Project.

Dominion’s existing transmission Lines#2/#70 cross GCC in a 100-foot-wide easement. A 0.1-mile segment of Option 1 route would be adjacent to (collocated with) these existing transmission lines across VCCS property, and in this location would only require expanding Dominion’s easement from 100 feet wide to 160 feet wide. New transmission line poles would be constructed adjacent to the existing transmission line poles to minimize the Project’s visual impact. In total, Option 1 would require about 3.1 acres of new easement on VCCS property and 0.2 acre on Germanna Real Estate Foundation property. The exact acreage of new right-of-way and the length of the new transmission line on VCCS and Foundation property will be determined as part of final engineering design (which will likely begin in late 2025).

The Option 1 (preferred route) right-of-way overlaps about 3.1 acres of open land and 0.2 acre of GCC parking lot; however, the Project would not require relocation of or reduce the total number of parking spaces. The remainder of the parking lot would be available for use throughout the duration of Project construction. Dominion would coordinate with VCCS and would execute—at Dominion’s expense—the removal or relocation of trees, light poles, and the small shed within the proposed Option 1 right-of-way.








The second transmission line routing option—Option 2—crosses about 0.1 mile of GCC land owned by the Foundation. Option 2 would require approximately 1.1 acres of new transmission line easement on Foundation property for a new 100-foot-wide right-of-way. Option 2 is not preferred by Dominion, VDOT, Culpeper County Staff, and Town of Culpeper Staff, because it would require a new crossing of US 15/29 (James Madison Highway) and does not collocate with Dominion’s existing transmission infrastructure.

Dominion Energy plans to file the Project with the State Corporation Commission of Virginia (SCC) in the first quarter of 2025 and expects a response from SCC Staff 9 to 12 months after submission. Upon receiving SCC approval, Dominion Energy will obtain any necessary permits and plans to begin construction in 2026 with a targeted Project in-service date in 2027.

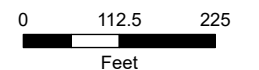
Confidential – Not for Public Release – Preliminary Information for Review



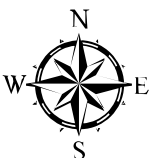
Figure 1
Germanna
Community College
Crossing Options
Culpeper Technology
Zone 230 kV Loop
Culpeper County, Virginia

-  Option 1 (100 ft ROW*)
-  Option 2 (100 ft ROW)
-  Existing Dominion Transmission Line
-  Existing Dominion Right of Way
-  Germanna Community College (State Board for Community Colleges) Owned Parcel
-  Parcel Boundary
-  Culpeper Town/County Boundary

* Where the proposed route is collocated with existing right of way, only an additional 60 feet is required.



1:2,700



This information is for environmental review purposes only.

Option 1 - 3.3 Acres

Option 2 - 1.1 Acres

Culpeper County
Town of Culpeper

Technology Dr

James Madison Hwy

James Madison Hwy

James

15

15

From: [Tenecia Dixon](#)
To: greg.r.baka@dominionenergy.com; [Paige W. Read](#)
Cc: [Chris.A.Lybolt](#); [Jared Brandell-Douglas](#); stephen.s.precker@dominion.com; jeanne.underwood@dominionenergy.com; cheryl.taylor@dominionenergy.com
Subject: Re: Culpeper Tech Zone -- Rt.15 crossing at GCC
Date: Friday, November 22, 2024 8:55:27 AM
Attachments: [Outlook-itez5rrb.png](#)

You don't often get email from tdixon@vccs.edu. [Learn why this is important](#)

EXTERNAL MESSAGE

Good morning,

Thank you for sharing this update and providing the details about the reduction and slight shift from the previous map.

GCC has no objection to revised Option 1, provided Dominion addresses any impacts to the parking lot, including relocating the storage shed, replacing or relocating light poles, etc.

Thank you,

Tenecia Dixon
Real Estate Program Manager
Virginia's Community Colleges- System Office
300 Arboretum Place, Suite 200
Richmond, VA 23236
Phone #: 804-819-1669
Email Address: tdixon@vccs.edu
URL: www.vccs.edu



From: greg.r.baka@dominionenergy.com <greg.r.baka@dominionenergy.com>
Sent: Thursday, November 21, 2024 6:13 PM
To: [Paige W. Read](mailto:PRead@culpeperva.gov) <PRead@culpeperva.gov>; [Tenecia Dixon](mailto:tdixon@vccs.edu) <tdixon@vccs.edu>
Cc: [Chris.A.Lybolt](mailto:Chris.A.Lybolt@dominionenergy.com) <Chris.A.Lybolt@dominionenergy.com>; jared.brandell-douglas@erm.com <jared.brandell-douglas@erm.com>; stephen.s.precker@dominion.com <stephen.s.precker@dominion.com>; jeanne.underwood@dominionenergy.com <jeanne.underwood@dominionenergy.com>; cheryl.taylor@dominionenergy.com <cheryl.taylor@dominionenergy.com>
Subject: Culpeper Tech Zone -- Rt.15 crossing at GCC

You don't often get email from greg.r.baka@dominionenergy.com. [Learn why this is important](#)

Paige, Thank you for sending the easement template. We appreciated the opportunity to have an insightful phone call with you and the folks from Culpeper today to discuss our proposed electric transmission routes to serve the Culpeper Tech Zone. Per your request, I've attached a copy of a revised exhibit that I wanted to forward to both you and Tenecia Dixon [copied].

We updated the Germanna Community College crossing map [attached] to show the final rights-of-way which have shifted since September based on the structure siting by engineering both on the GCC parcel and the adjacent Cloud HQ parcel to the northwest.

Tenecia, This is important because we wanted to make you aware of the reduction/slight shift from our previous map in September. The acreage on the GCC property went down for both options, with Option 1 decreasing by 0.8 acres and Option 2 decreasing by 0.1 acre. Again, our preference is still for Option 1 as this collocation of our new right-of-way adjacent to the existing 100' r-o-w reduces impacts of the project as our crossing of Rt. 15 would need to be 100' if we're unable to collocate as shown on GCC.

Please let me know if you have any questions we can help answer.

Thank you,

Greg Baka
Electric Transmission – Local Permitting Consultant
Dominion Energy
5000 Dominion Blvd; 3rd Floor
Glen Allen, VA 23060
804-201-3053 cell
greg.r.baka@dominionenergy.com



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From: [Davison, P.E., Ben \(VDOT\)](#)
To: [Jared Brandell-Douglas](#); Greg.R.Baka@dominionenergy.com
Cc: [Lupo, Shane \(VDOT\)](#); [Rhodes, Timothy \(VDOT\)](#); c.mcdonald@dominionenergy.com; [Chris.A.Lybolt](#); cheryl.taylor@dominionenergy.com; [Stephen S Precker \(DEV Trans Distribution - 1\)](#); [James P Young \(Services - 6\)](#)
Subject: Culpeper Tech Zone ~650" Parallel ROW Overlap
Date: Thursday, October 31, 2024 2:01:12 PM
Attachments: [Outlook-h1r522ku.png](#)

You don't often get email from ben.davison@vdot.virginia.gov. [Learn why this is important](#)

EXTERNAL MESSAGE

Good afternoon,

Thank you for the meeting this afternoon to discuss the routing of new power transmission lines to serve the proposed substations and data centers in the Culpeper Tech Zone area along Rt. 799 McDevitt Drive.

Generally VDOT does not have concerns with the Routing and ROW Overlap as proposed. VDOT does offer the following comments for consideration during further detailed design.

1. Wherever possible, new transmission lines should co-locate at crossings of State Roads. VDOT's interest is to reduce impacts from future line maintenance and reduced individual overhead crossings.
2. The ROW overlap is acceptable to VDOT as described, a subordination agreement would need to be prepared and approved.
3. For the parallel section along Relocated Rt. 798 Frank Turnage Drive, please consider the Clear Zone and locating those poles outside of the ROW wherever possible as they would be considered fixed objects.

Thank you for your time,
Ben



Ben Davison
Assistant Resident Engineer – Land Use – Warrenton Residency
Virginia Department of Transportation
540-692-5951
ben.davison@vdot.virginia.gov

Confidential – Not for Public Release – Preliminary Information for Review

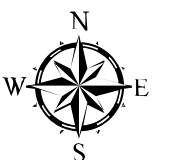


Figure 1
Area of Potential
VDOT Overlap
Culpeper Technology
Zone 230 kV Loop
Culpeper County, Virginia

- ▲ Existing Substation
- ▲ Approved Future Substation
- Potential 230 kV Transmission Line (100' ROW)
- Existing Dominion Transmission Line
- Existing Dominion Right of Way
- Parcel Boundary

0 112.5 225
Feet

1:2,700



This information is for environmental review purposes only.



January 6, 2025

Chris Lybolt
Project Manager
Dominion Energy
5000 Dominion Blvd
Glen Allen, VA 23060

Dear Mr. Lybolt,

Thank you for meeting with us recently to review preliminary routes for an electric transmission project designed to address increased demand in the Culpeper Tech Zone. DataBank acknowledges Dominion Energy Virginia's representation that a proposed transmission line route which crosses thru the DataBank property is necessary to the project and to provide service to customers in the area.

DataBank and Dominion Energy Virginia have discussed potential impacts of the proposed 100' wide electric transmission right-of-way. DataBank is not opposed in concept to Dominion's Option 1 Route that crosses through the DataBank property, subject to further discussion and working out details of compatible uses (including but not limited to lighting, fences, trees, guard sheds) within the right-of-way and other considerations. DataBank will further consider the proposed route and will coordinate with Dominion Energy Virginia, but at this time has not identified any issues that are in direct conflict with DataBank's development plans.

Should you have any questions, please do not hesitate to contact me at 917-684-8101.

Sincerely,

E. J. Corporate Development
DataBank Holdings, Ltd.

From: Greg.R.Baka@dominionenergy.com
To: james.treptow
Cc: Chris.A.Lybolt; [Stephen Plescow](#); [Stephen S Precker \(DEV Trans Distribution - 1\)](#); [Jared Brandell-Douglas](#)
Subject: FW: Support Letter for CPCN/CTZ
Date: Thursday, January 9, 2025 2:56:55 PM
Attachments: [Culpeper Tech Zone -- Copper Ridge draft letter - 12.11.24.docx](#)

EXTERNAL MESSAGE

James, Thank you very much for your attached letter of support for our project-

Yes, we were glad to hear about the County Board's vote of support this morning. We look forward to seeing you at the Open House in Culpeper on Monday evening.

Thank you,

Greg Baka
Electric Transmission – Local Permitting Consultant
Dominion Energy
5000 Dominion Blvd; 3rd Floor
Glen Allen, VA 23060
804-201-3053 cell
greg.r.baka@dominionenergy.com



From: james treptow <jamestreptow@gmail.com>
Sent: Thursday, January 9, 2025 2:11 PM
To: Greg R Baka (DEV Trans Distribution - 1) <Greg.R.Baka@dominionenergy.com>
Cc: Chris A Lybolt (Services - 6) <Chris.A.Lybolt@dominionenergy.com>; Stephen Plescow <stplescow@gmail.com>
Subject: [EXTERNAL] Support Letter for CPCN/CTZ

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Hi Greg and Chris,

I apologize to you both about the delay in transmission of the letter in support of the CPCN. As you can see, I prepared the letter some 3 weeks ago but neglected to send!

Stephen Plescow and I attended the Dominion Energy presentation to the Culpeper Board of

Supervisors this morning, and as I'm sure you have heard by now, it received a unanimous vote of support for the routing plan, with emphasis for the "preferred route", which we would all like to see approved by the SCC.

Happy New Year to you both and I hope to see you on the evening of the 13th in Culpeper.

Best regards,
Jim

James R. Treptow, President
InterAlliance Development Company

jamesrtreptow@gmail.com

(M) 561-596-2905

PO Box 1803

Middleburg, Va. 20118

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DECEMBER 18, 2024

Chris Lybolt
Project Manager
Dominion Energy
5000 Dominion Blvd
Glen Allen, VA 23060

Dear Chris,

Our team at Copper Ridge thanks you for meeting with us recently to review preliminary routes for an electric transmission project designed to address increased demand in the Culpeper Tech Zone. Copper Ridge acknowledges Dominion Energy Virginia's representation that a proposed transmission line route between Copper Ridge and the Cloud HQ property is necessary to the project and supports DEV's game plan to provide service to customers in this area.

Copper Ridge and Dominion Energy Virginia have on many occasions over the past 12 months discussed potential impacts of the proposed 100' wide electric transmission right-of-way. Copper Ridge is not opposed in concept or in fact to Dominion's Option 1 Route that crosses through the area near the shared parcel line between Copper Ridge and the Cloud HQ property, subject to further discussion and to working out details of compatible uses (including but not limited to lighting, fences, trees, guard stations) within the right-of-way and other considerations. Copper Ridge will further consider the proposed route and will continue to coordinate with Dominion Energy Virginia, but at this time we have not identified any issues that are in direct conflict with the Copper Ridge development plans.

Should you have any questions, please do not hesitate to contact me on my mobile @ 561-596-2905.

We look forward to working with your team at DEV to see this new routing and capacity come to fruition.

Very sincerely,

James R. Treptow, President
INTERALLIANCE DEVELOPMENT COMPANY, LLC, Manager for

CR1/CULPEPER, LLC
CR2/CULPEPER, LLC

January 24, 2025

Chris Lybolt
Project Manager
Dominion Energy
5000 Dominion Blvd
Glen Allen, VA 23060

Dear Mr. Lybolt,

Thank you for meeting with us recently to review preliminary routes for an electric transmission project designed to address increased demand in the Culpeper Tech Zone. Peterson acknowledges Dominion Energy Virginia's representation that a proposed transmission line route between Peterson and the Copper Ridge property is necessary for the project and to provide service to customers in the area.

Peterson and Dominion Energy Virginia have discussed potential impacts of the proposed 100' wide electric transmission right-of-way. Peterson is in full agreement in concept to Dominion's Option 1 Route that crosses through the area near the shared parcel line between Peterson and the Copper Ridge property, subject to further discussion and working out details of compatible uses (including but not limited to lighting, fences, trees, guard sheds) within the right-of-way and other considerations.

As a landowner that is significantly impacted by the required easements presented by Dominion's Option 1 Route, Peterson supports the proposed route and will coordinate with Dominion Energy Virginia should it be approved.

Should you have any questions, please do not hesitate to contact me at 703-631-7540.

Sincerely,



Adam Cook
Managing Director, Development
(P) 703-631-7540 | (C) 312-420-9569



1212 New York Avenue, NW Suite 1000
Washington, DC 20005
P 202.607.2300 | F 202.803.5702

February 6, 2025

Chris Lybolt
Project Manager
Dominion Energy
5000 Dominion Blvd
Glen Allen, VA 23060

Via E-mail: Chris.A.Lybolt@dominionenergy.com

Re: Culpeper Tech Zone

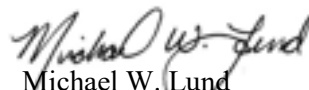
Dear Mr. Lybolt,

Thank you for meeting with us recently to review preliminary routes for an electric transmission project designed to address increased demand in the Culpeper Tech Zone. CloudHQ acknowledges Dominion Energy Virginia's representation that a proposed transmission line route between the property owned by Saam Ventures LLC (the "Saam Parcel") and the Germanna Real Estate Foundation property is necessary to the project and to provide service to customers in the area.

Representatives from CloudHQ and Dominion Energy Virginia have discussed potential impacts of the proposed 100' wide electric transmission right-of-way. Conceptually, CloudHQ is not opposed to Dominion's Option 1 Route, which crosses through the area near the shared parcel line between the Saam Parcel and the Germanna Real Estate Foundation property. However, CloudHQ's ultimate approval of the Option 1 Route, or any other route, is subject to further discussion and working out details of compatible uses (including but not limited to lighting, fences, trees, guard sheds) within the right-of-way and other considerations. CloudHQ will further consider this proposed route and will use good faith efforts to coordinate with Dominion Energy Virginia, but at this time has not identified any issues that would cause the Option 1 Route to be wholly incompatible with CloudHQ's development plans. Notwithstanding the foregoing, nothing in this letter should be construed as a waiver of any right or claim by the owner or any occupant of the Saam Parcel in connection with any condemnation or other taking of any portion of the Saam Parcel.

Should you have any questions, please do not hesitate to contact me at (571) 519-7590 or mlund@cloudhq.com.

Sincerely,


Michael W. Lund
Infrastructure Manager

cc: Greg Baka
Keith Harney
Brian O'Hara

From: Martha Little <mlittle@vof.org>

Sent: Tuesday, May 28, 2024 11:30 AM

To: Greg R Baka (DEV Trans Distribution - 1) <Greg.R.Baka@dominionenergy.com>; Erika Richardson <erichardson@vof.org>

Cc: Chris A Lybolt (Services - 6) <Chris.A.Lybolt@dominionenergy.com>

Subject: [EXTERNAL] RE: Culpeper Tech Zone -- VOF Easement Map

CAUTION! This message was NOT SENT from DOMINION ENERGY

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Greg,

Thanks for the additional information and the photo simulation.

We greatly appreciate your willingness to discuss this with us early in the process and share your data (which we will not share externally).

We have had a chance to discuss this internally now and wanted to share our feedback with you. Although we understand the benefits of collocation from a global perspective, we don't see any way of allowing the additional ROW on the VOF easement at this time.

As we understand it, for the proposed expansion on Project 723, Dominion would require an additional 60-feet of ROW to permit new towers for a total of ~3.6 acres of impact.

As you know, VOF has a policy that requires avoidance of impacts to VOF held open space easements unless there are no feasible alternatives. Unfortunately in this case there are alternative routes that would prevent any negative impacts to the VOF easement, other than being visible from the property.

Here are some additional reasons why we think this easement in particular would be harmed by the additional line:

First, this easement property has significant conservation values that are protected in perpetuity by VOF including open-space, historic and scenic. Although the original easement was recorded in 1999, VOF and Mr. Covington recently recorded a restated easement that vastly improves the protections to these important conservation values. The 208-acre property, known as Rose Hill Farm, is on the National Register of Historic Places and the Virginia Landmarks Register with four contributing buildings including the mid-19th century Rose Hill dwelling, detached kitchen, "old hall" or school and the smokehouse as well as the Nalle and Ashby-Covington cemeteries. The amendment removes one of the permitted division rights, adds an impervious cover cap which limits infrastructure, adds setbacks along Rt. 3 (1,200 feet from centerline) and State Route 663

(500 feet from centerline), and adds protections for the historic buildings and sites identified above. Based on GIS map review, the existing corridor is only ~400 feet from the historic infrastructure. Therefore, to permit an expansion of the existing ROW and additional towers on the property would be directly in conflict with the conservation values VOF is responsible to protect in perpetuity.

Please don't hesitate to reach out if you have additional questions and I hope this is helpful for your project planning.

All the best,
Martha

Martha H. Little
Deputy Director of Conservation
Virginia Outdoors Foundation
Phone: 8045773337
Email: mlittle@vof.org

From: Greg.R.Baka@dominionenergy.com <Greg.R.Baka@dominionenergy.com>
Sent: Friday, May 17, 2024 6:46 PM
To: Martha Little <mlittle@vof.org>; Erika Richardson <erichardson@vof.org>
Cc: Chris.A.Lybolt@dominionenergy.com
Subject: Culpeper Tech Zone -- VOF Easement Map

Alert: This email originated from outside VOF

Martha and Erika,

We enjoyed the opportunity to meet with you recently re: the Culpeper Tech Zone project where we discussed the need to feed a new substation near Culpeper with a new double-circuit 230kV transmission line and wanted to follow-up with you.

Per your request, please see attached map of a possible route to the new substation by way of Rose

Hill Farm. We're very interested to hear the feedback from the VOF re: whether you would consider the collocation of an additional 60' of electric transmission right-of-way along the south side of the existing 100' right-of-way (currently being upgraded from 115kV to 230kV as part of the approved Cirrus/Kyser project) to minimize overall impacts and what process would this entail. The alternative to acquiring the additional 60' (or ~3.81 acres) on this VOF easement (Rose Hill Farm) would be to create a separate corridor of 100' right-of-way south of the VOF easement with new impacts.

Also attached is a photo simulation from the Cirrus/Kyser project showing a double-circuit 230kV monopole -- the same structure type to be used for our Culpeper Tech Zone project. This photo is taken from Blackjack Road looking northeast at the existing transmission line that crosses thru Rose Hill Farm.

Since we have not yet had the opportunity to share this route with the public, we wanted to ask you to please not share this information publicly at this time. We intend to reach out to the property owner soon to seek their feedback. Thank you for your cooperation.

Should you have any questions, please don't hesitate to contact me.

Thank you,

Greg Baka
Electric Transmission – Local Permitting Consultant
Dominion Energy
5000 Dominion Blvd; 3rd Floor
Glen Allen, VA 23060
804-201-3053 cell
greg.r.baka@dominionenergy.com



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From: Greg.R.Baka@dominionenergy.com
To: [Martha Little](#); [Erika Richardson](#)
Cc: [Chris.A.Lybolt](#); [Jared Brandell-Douglas](#); [Stephen S Precker \(DEV Trans Distribution - 1\)](#); cheryl.taylor@dominionenergy.com
Subject: RE: Oak Green Line
Date: Wednesday, December 11, 2024 8:55:25 AM

EXTERNAL MESSAGE

Martha,

Thank you for your feedback below re: our request to widen the Oak Green Tap Line right-of-way as our current project will upgrade that line from 115kV to 230kV.

We understand that Dominion will not be allowed by VOF to secure additional electric transmission right-of-way over the 2 VOF easements and this is consistent with our previous correspondence with you earlier this year.

Thank you,

Greg Baka
Electric Transmission – Local Permitting Consultant
Dominion Energy
5000 Dominion Blvd; 3rd Floor
Glen Allen, VA 23060
804-201-3053 cell
greg.r.baka@dominionenergy.com



From: Martha Little <mlittle@vof.org>
Sent: Wednesday, December 11, 2024 8:35 AM
To: Greg R Baka (DEV Trans Distribution - 1) <Greg.R.Baka@dominionenergy.com>
Cc: Erika Richardson <erichardson@vof.org>
Subject: [EXTERNAL] Oak Green Line

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Hi Greg-

We have reviewed Dominion's request for additional right-of-way (ROW) on the existing Oak Green electric line located on two VOF easement properties in Culpeper County and Orange County. From our conversation on October 24, 2004, there are two options for improvements

to this existing utility corridor including expanding the existing 75-foot ROW by 25 feet to reduce the number of new utility poles required or adding one new utility pole within the existing ROW on each property.

Easement Project 2214, owned by Clark, has the following pertinent language:

6. Buildings and Structures: No permanent or temporary building or structure may be built or maintained on the Property other than:

Private roads and utilities that serve permitted buildings or structures in this Paragraph 6 may be constructed.

Easement Project 1850, owned by Grano, has the following pertinent language:

6. Buildings and Structures: No permanent or temporary building or structure may be built or maintained on the Property other than:

(iv) private roads and utilities that serve permitted buildings, structures and permitted uses 6 may be constructed.

As neither easement permits “public” utilities, those that cross the property but do not directly serve the property, it is the VOF determination that Dominion should utilize its existing ROW as no additional ROW is permitted under the existing easements without the conversion/diversion (“1704”) process. We understand that this will necessitate adding one pole to each project within the Dominion’s ROW. We were able to communicate directly with Mr. Clark who agrees that the preferred option is for an additional pole. However, our efforts to communicate with Mr. Grano were unsuccessful to date.

Please let us know if you have any additional questions.

All the best,

Martha

CONFIDENTIALITY NOTICE: This electronic message contains information which may be legally confidential and or privileged and does not in any case represent a firm ENERGY COMMODITY bid or offer relating thereto which binds the sender without an additional express written confirmation to that effect. The information is intended solely for the individual or entity named above and access by anyone else is unauthorized. If you are not the intended recipient, any disclosure, copying, distribution, or use of the contents of this information is prohibited and may be unlawful. If you have received this electronic transmission in error, please reply immediately to the sender that you have received the message in error, and delete it. Thank you.



Investing in Our Communities

Dominion Energy image. Not project specific.

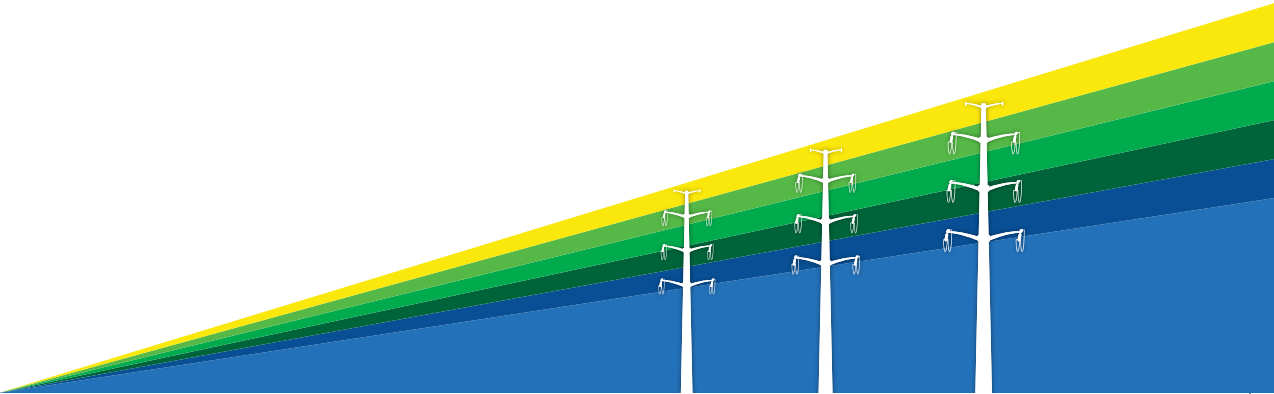


Electric Transmission
P.O. Box 26666
Richmond, VA 23261

Learn more about new and upgraded transmission infrastructure in Culpeper, Orange, and Fauquier Counties, Virginia.



SCAN HERE
TO LEARN
MORE



Attachment III.B.2

Join us at our Community Meeting

Culpeper Tech Zone 230 kV Electric Transmission Project

At Dominion Energy, we are committed to providing the reliable, affordable, and increasingly clean energy that powers our customers every day. To support data center growth in the Culpeper Tech Zone, in Culpeper County, and ensure reliability for all customers, we are planning the Culpeper Tech Zone 230 kV Electric Transmission Project. This project includes four components:

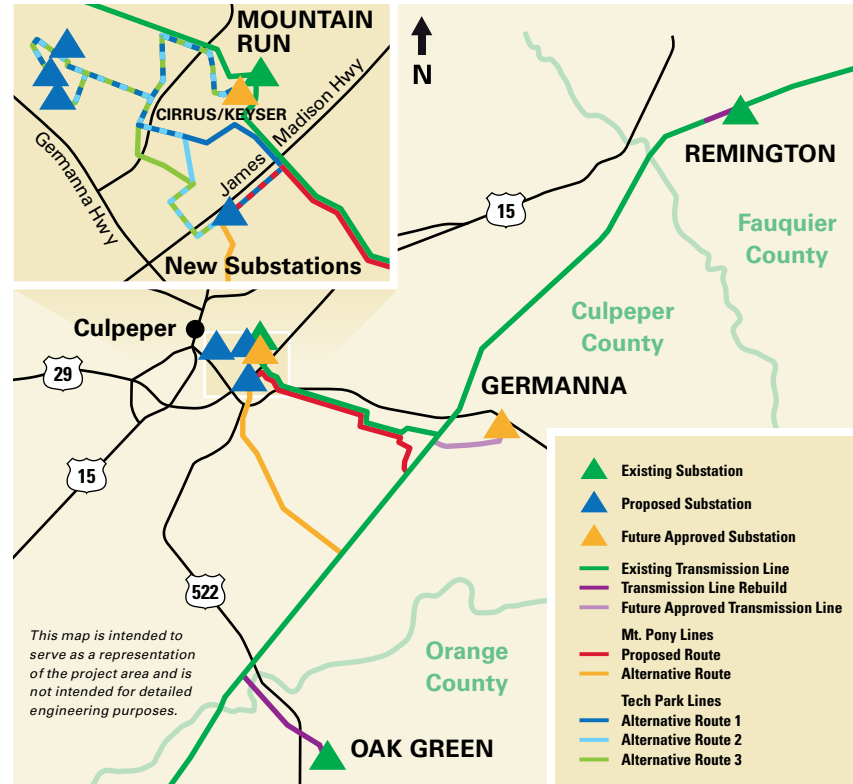
- Four new substations within the Culpeper Tech Zone and a new 230 kilovolt (kV) transmission line in the Town of Culpeper and Culpeper County.
- Upgrading 0.7 miles of existing 115 kV transmission line to 230 kV in Fauquier County.
- Upgrading 2.7 miles of existing 115 kV transmission line to 230 kV in Culpeper and Orange counties.
- Upgrading and relocating the existing Oak Green substation to a nearby parcel.



SCAN HERE
TO LEARN
MORE

We invite you to attend our community meetings to discuss the transmission line routing and to provide your feedback. Your perspective is valuable to us!

Protecting the grid against natural and man-made acts is a top priority. You can learn more about our commitment to safety at powerlines101.dominionenergy.com.



SAVE THE DATES

Monday, January 13, 2025
5:00 p.m. – 7:00 p.m.

The Refinery
120 W. Culpeper Street
Culpeper, VA 22701

Tuesday, January 14, 2025
5:30 p.m. – 7:30 p.m.

Unionville Elementary School
10285 Zachary Taylor Hwy
Unionville, VA 22567



Potential
routes



Save
the date



New
infrastructure

CONTACT US

Website: DominionEnergy.com/CTZ

Email: powerline@dominionenergy.com

Phone: 888-291-0190



January 2, 2025

Dear Neighbor,

At Dominion Energy, we are committed to providing reliable, affordable, and increasingly clean electricity.

To support data center growth in the Culpeper Tech Zone in Culpeper County and ensure reliability for all customers, we are planning the Culpeper Tech Zone 230 kV Electric Transmission Project. This important project includes four components:

- Four new substations within the Culpeper Tech Zone and a new 230 kilovolt (kV) transmission line in the Town of Culpeper and Culpeper County.
- Upgrading 0.7 miles of existing 115 kV transmission line to 230 kV in Fauquier County.
- Upgrading 2.7 miles of existing 115 kV transmission line to 230 kV in Culpeper and Orange counties.
- Upgrading and relocating the Oak Green Substation, in Orange County, to a nearby parcel.

Your input and involvement are critical to the success of this project. We invite you to attend one of our upcoming community meetings to learn more about the project, discuss transmission line routing, and share your feedback.

Community Meeting Details:

In-person Meeting #1

Monday, January 13, 2025
5:00 p.m. – 7:00 p.m.
The Refinery, 120 W. Culpeper Street,
Culpeper, VA 22701

In-person Meeting #2

Tuesday, January 14, 2025
5:30 p.m. – 7:30 p.m.
Unionville Elementary School, 10285 Zachary
Taylor Hwy, Unionville, VA 22567

We encourage you to join us at one of these meetings to participate in this important discussion. Our project team members will be available to answer your questions and gather your valuable input. You may also visit www.dominionenergy.com/CTZ for project information.

Thank you for your continued engagement as we work together to develop the Culpeper Tech Zone 230 kV Electric Transmission Project.

Sincerely,

The Electric Transmission Project Team

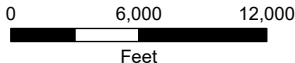
Email: powerline@dominionenergy.com
Phone: 888-291-0190



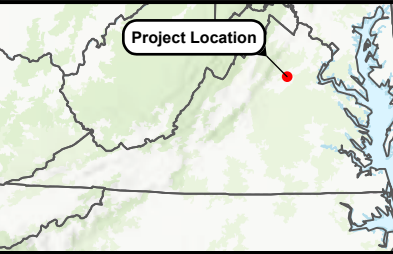
Project Overview Map

**Culpeper Tech
Zone 230 kV Electric
Transmission Project**
Culpeper, Fauquier, and
Orange County, Virginia

- ▲ Existing Substation
- ▲ Future Substation
- △ Proposed Substation
- Existing Dominion Transmission Line
- Future Approved Transmission Lines
- ▭ Project Component Area
- - - County Boundary



1:108,000



349

Project Components

Mt. Pony Lines

- Proposed Route (Mt. Pony Route 1)
- Mt. Pony Route 2

Tech Park Lines

- Proposed Route (Tech Park Route 1)
- Tech Park Route 2
- Tech Park Route 3

Oak Green Lines

- Proposed Route (Oak Green Rebuild and Relocation)

Remington Lines

- Proposed Route (Remington Rebuild)

**Dominion Energy
Electric Transmission**
Culpeper Technology
Zone Pre-Event
Display



**Dominion Energy
Electric
Transmission**

Culpeper Technology
Zone Pre-Event

Social Videos

[Pre-Event A \(Click to Play\)](#)



[Pre-Event B \(Click to Play\)](#)



**Dominion Energy
Electric Transmission**

Culpeper Technology
Zone Pre-Event

Responsive and
Nextdoor

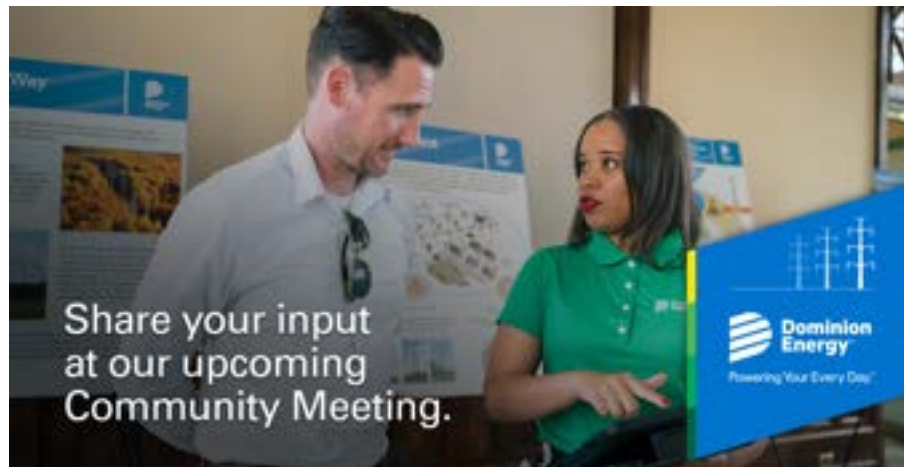
Responsive 1200x627



Responsive 1200x1200



Nextdoor 1200x628



Dominion Energy
Electric Transmission

Culpeper Technology

Zone Pre-Event

Print Ad

We're working to meet Virginia's energy needs.

We'd like your input on an upcoming electric transmission line project in Culpeper, Orange and Fauquier counties.

Choose the meeting convenient for you:

Monday, January 13

5 p.m. to 7 p.m.

The Refinery
120 W. Culpeper Street
Culpeper, VA 22701

Tuesday, January 14

5:30 p.m. to 7:30 p.m.

Unionville Elementary School
10285 Zachary Taylor Hwy
Unionville, VA 22567

Learn more at
dominionenergy.com/ctz



Use your phone's
camera or QR reader
app to visit the
project page directly.



**Dominion
Energy**

Powering Your Every Day.™

We're working to meet Virginia's energy needs.

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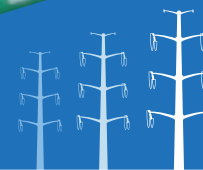
5:30 p.m. to 7:30 p.m.

Unionville Elementary School
10285 Zachary Taylor Hwy
Unionville, VA 22567

Learn more at
dominionenergy.com/ctz



Use your phone's
camera or QR reader
app to visit the
project page directly.



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Energy®**

Powering Your Every Day.™

DET | Culpeper | 1/2/25 – 1/14/25 | Pre-Event Report

The Culpeper pre-event campaign ran on Facebook, Google and Nextdoor through 1/14/25. The campaign targeted customers over the age of 25 who resided in and around the project areas.

673,751 impressions

of ads were delivered to target audiences.

7,612 clicks

have taken audiences to the landing pages.

32,997 video views with an average 46.57% VCR.

1.13% CTR

Most CTRs near or above benchmarks.

29,203 ad engagements

such as reactions, likes, comments, shares and saves have been made on the ads.

Notable Creative

The DET Culpeper Pre-Event Traffic Facebook ad had the highest CTR at 2.53%, which is 181% higher than the platform benchmark.



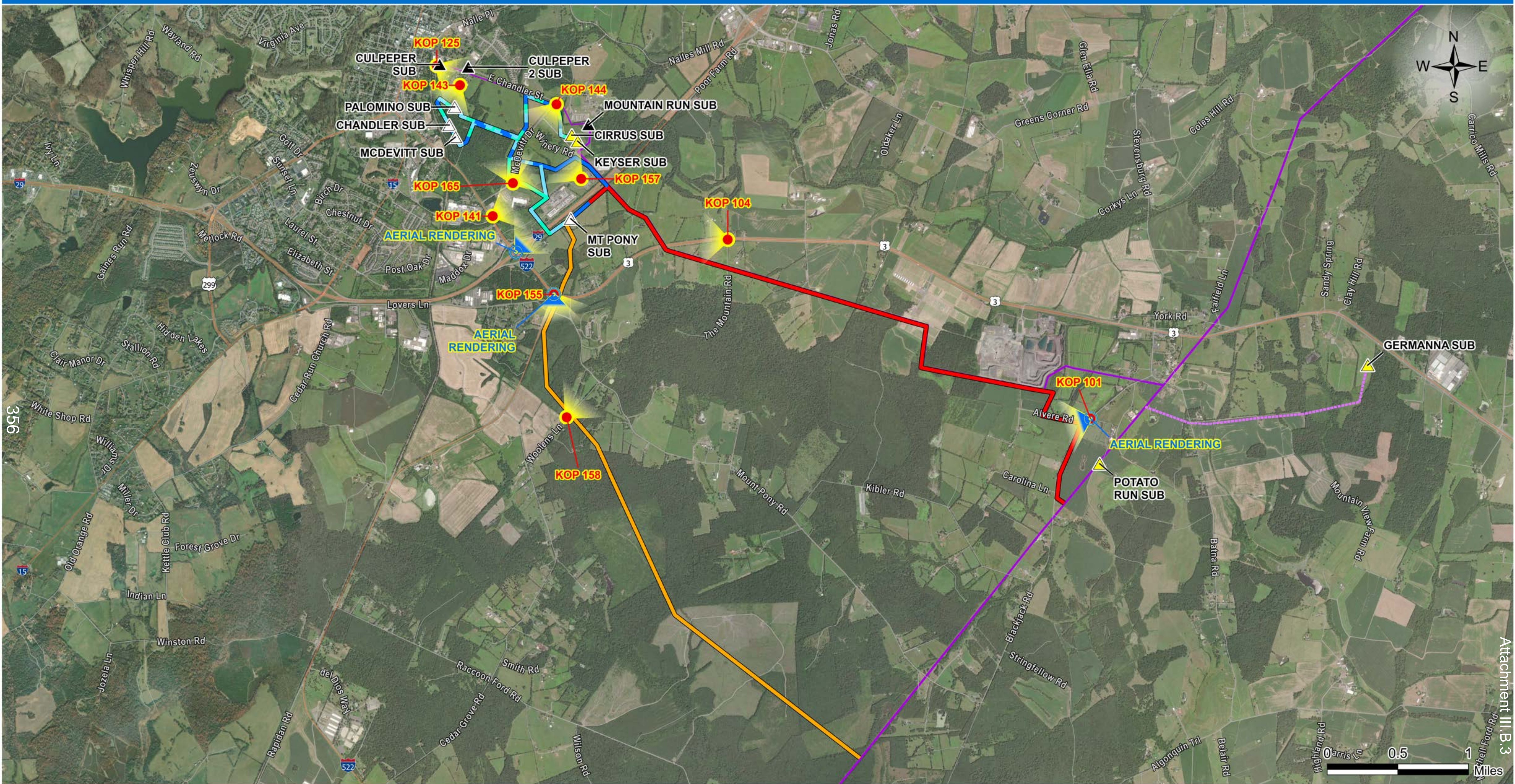
Notable Insights

- Facebook ads had a CTR of 2.47% and 13,594 completed video views for a 50.99% VCR.
- Google Display ads performed 50% above benchmark with a 0.75% CTR.
- Google Video ads had 1,772 completed video views for a 27.98% VCR, which is 87% above the 15% Google VCR benchmark.
- Nextdoor ads performed 273% above benchmark with a 0.56% CTR.

Facebook CTR Benchmark: 0.90% | Twitter CTR Benchmark: 1.11% | Google Search CTR Benchmark: 3.17% | Google Display CTR Benchmark: 0.50% | Google Video Benchmark: 15% | Nextdoor CTR Benchmark: 0.15%

Key Observation Points

Culpeper Tech Zone 230 kV Electric Transmission Project



Aerial Rendering
 Key Observation Point (KOP) and View Direction

Existing Substation
 Approved Future Substation
 Proposed Substation

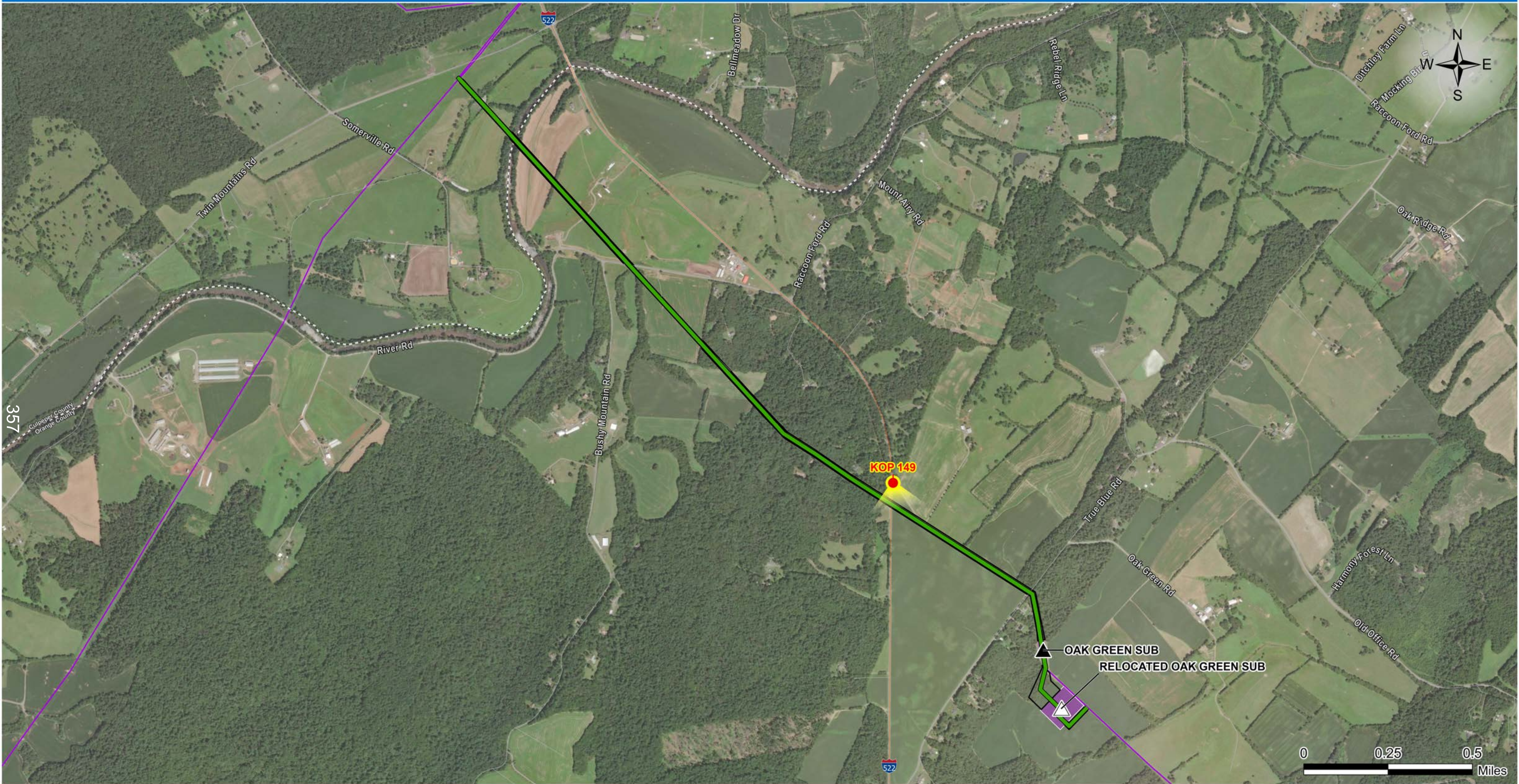
Approved Future Transmission Line
 Existing Dominion Transmission Line

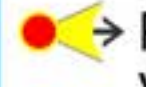
Mt. Pony Lines
 Proposed Route (Mt. Pony Route 1)
 Mt. Pony Route 2

Tech Park Lines
 Proposed Route (Tech Park Route 1)
 Tech Park Route 2
 Tech Park Route 3


Key Observation Points

Culpeper Tech Zone 230 kV Electric Transmission Project







Key Observation Point (KOP) and View Direction



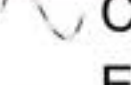
Existing Substation



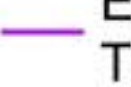
Proposed Substation



Proposed Substation Footprint




County Boundary




Existing Dominion Transmission Line

Oak Green Lines



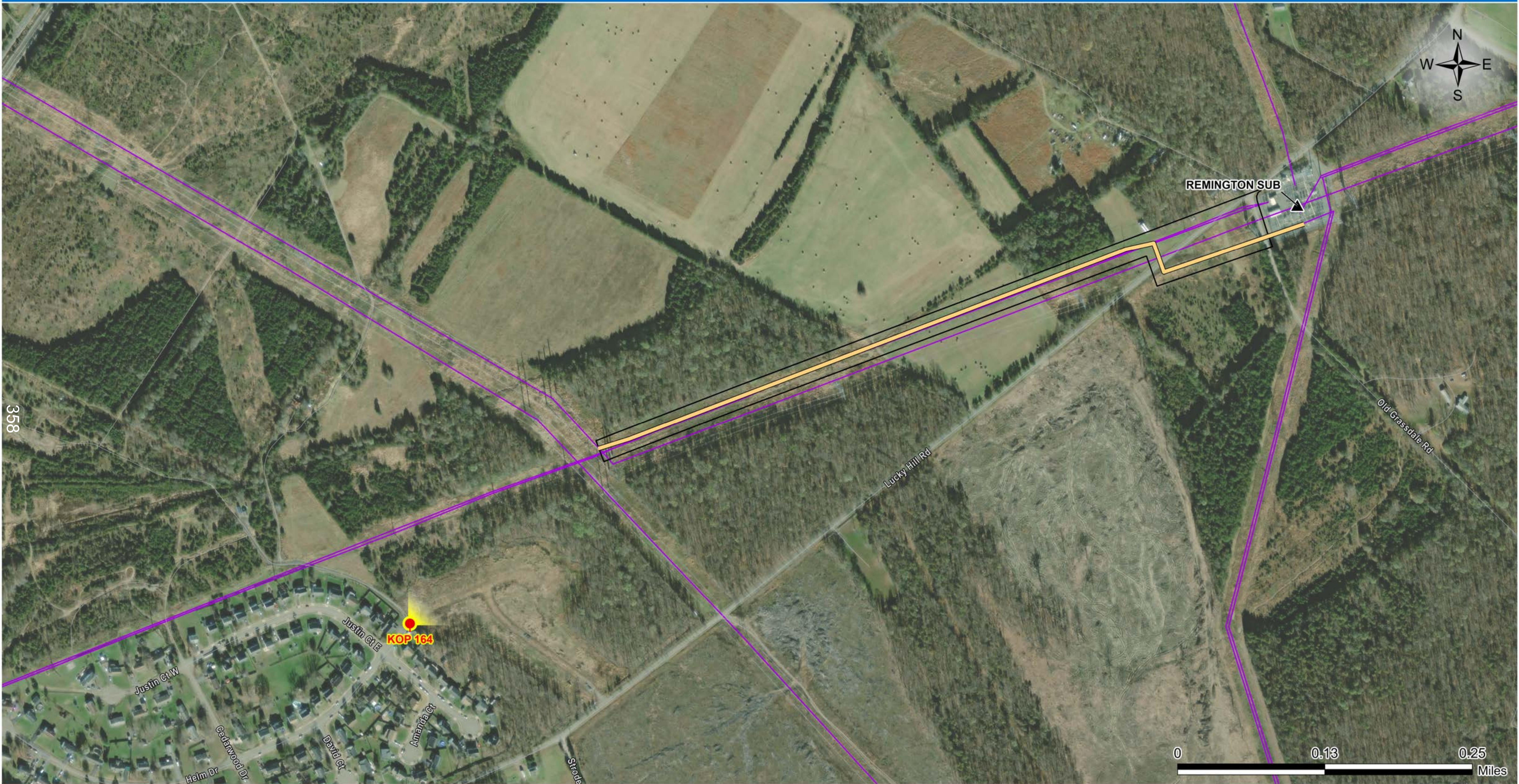
Proposed Route (Oak Green Rebuild and Relocation)





Right of Way


Key Observation Points



Culpeper Tech Zone 230 kV Electric Transmission Project



 Key Observation Point (KOP) and View Direction

 Existing Substation

 Existing Dominion Transmission Line

Remington Lines
 Proposed Route (Remington Rebuild)
 Right of Way

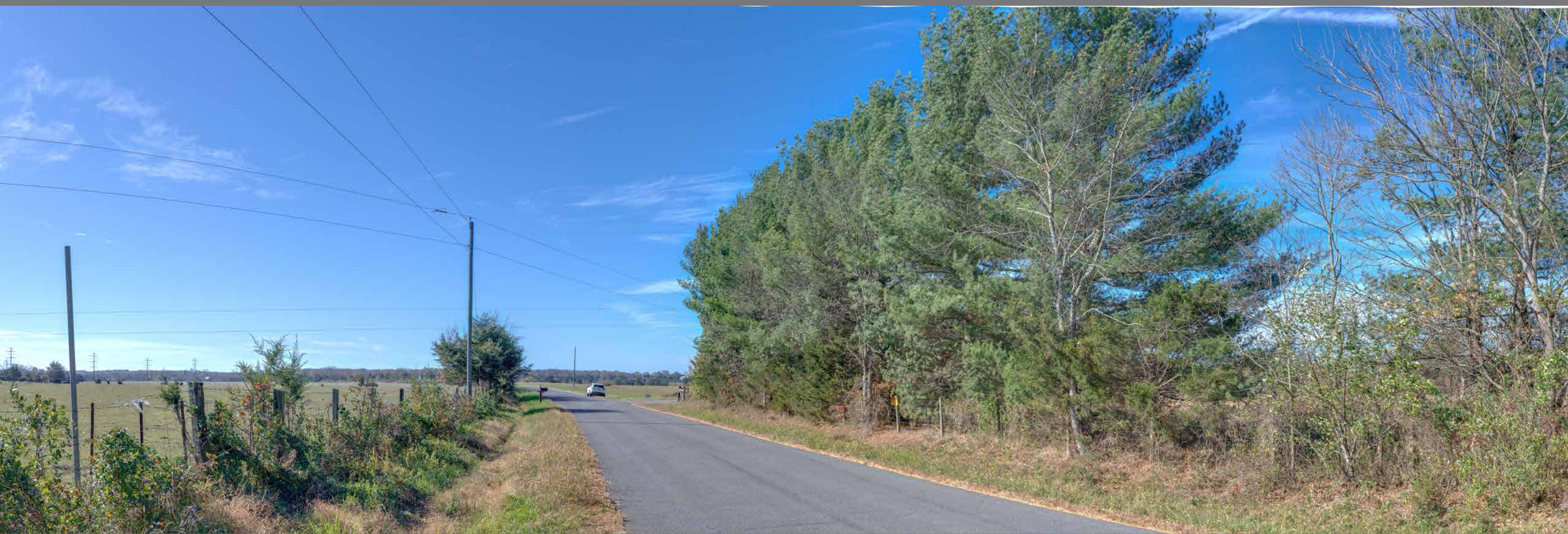
**Culpeper Tech Zone 230 kV
Electric Transmission Project**

Culpeper, Fauquier, and
Orange County, Virginia

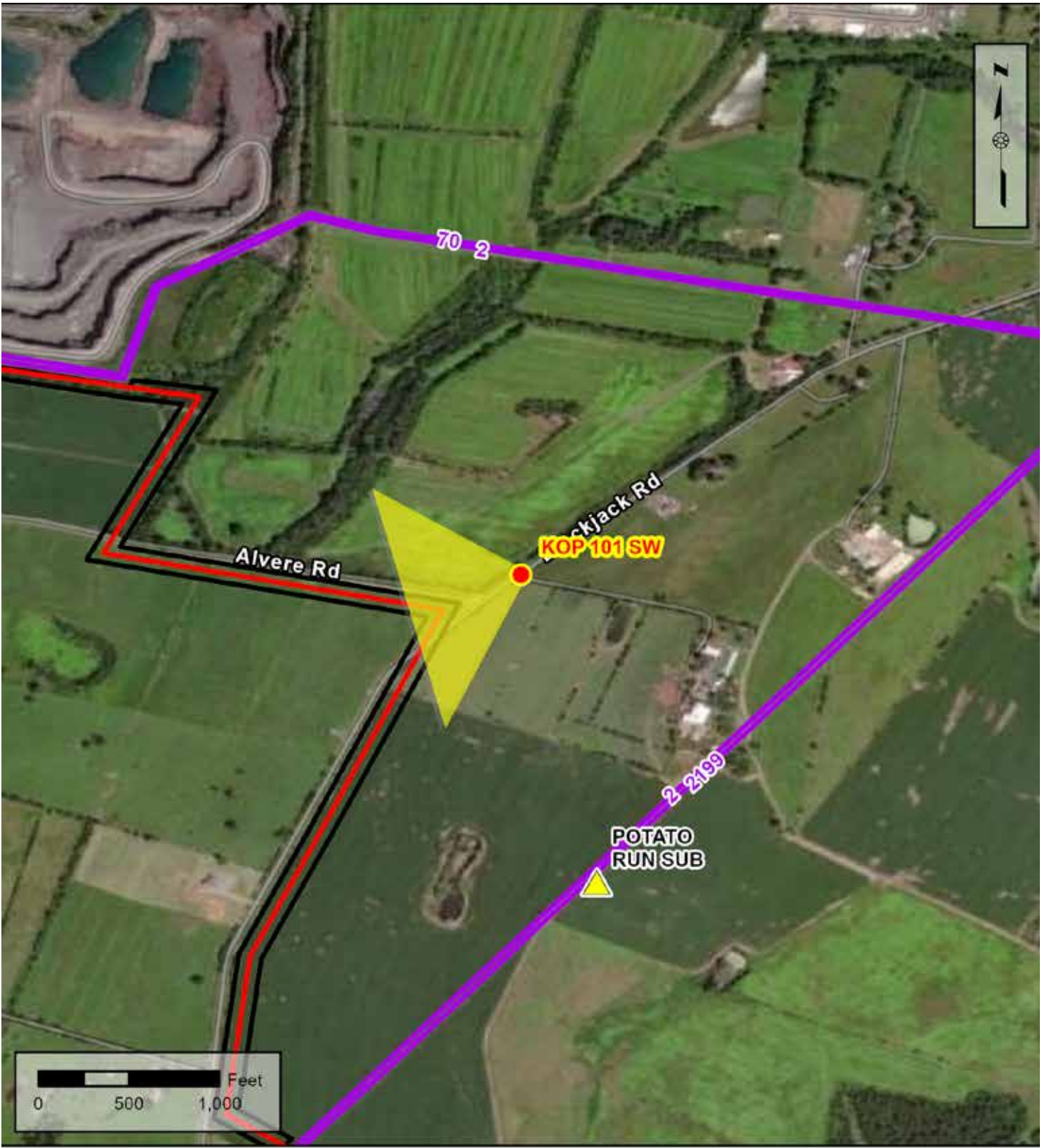


KOP 101

Route: Mt. Pony Route 1
Date: 11/06/24
Time: 10:46 am
Viewing Direction: Southwest
Distance to closest feature: 0.07 miles



EXISTING CONDITIONS



Legend

- KOP View Direction
- Approved Future Substation
- Existing Dominion Energy Electric Transmission Line
- Mt Pony Route 1
- Right of Way

Note: Project components illustrated are based on proposed preliminary designs
The images contained on this page show the proposed project within a wider landscape context
and are not representative of scale and distance when viewed from the actual view point.

359



PROPOSED CONDITIONS

**Culpeper Tech Zone 230 kV
Electric Transmission Project**
Culpeper, Fauquier, and
Orange County, Virginia



KOP 104

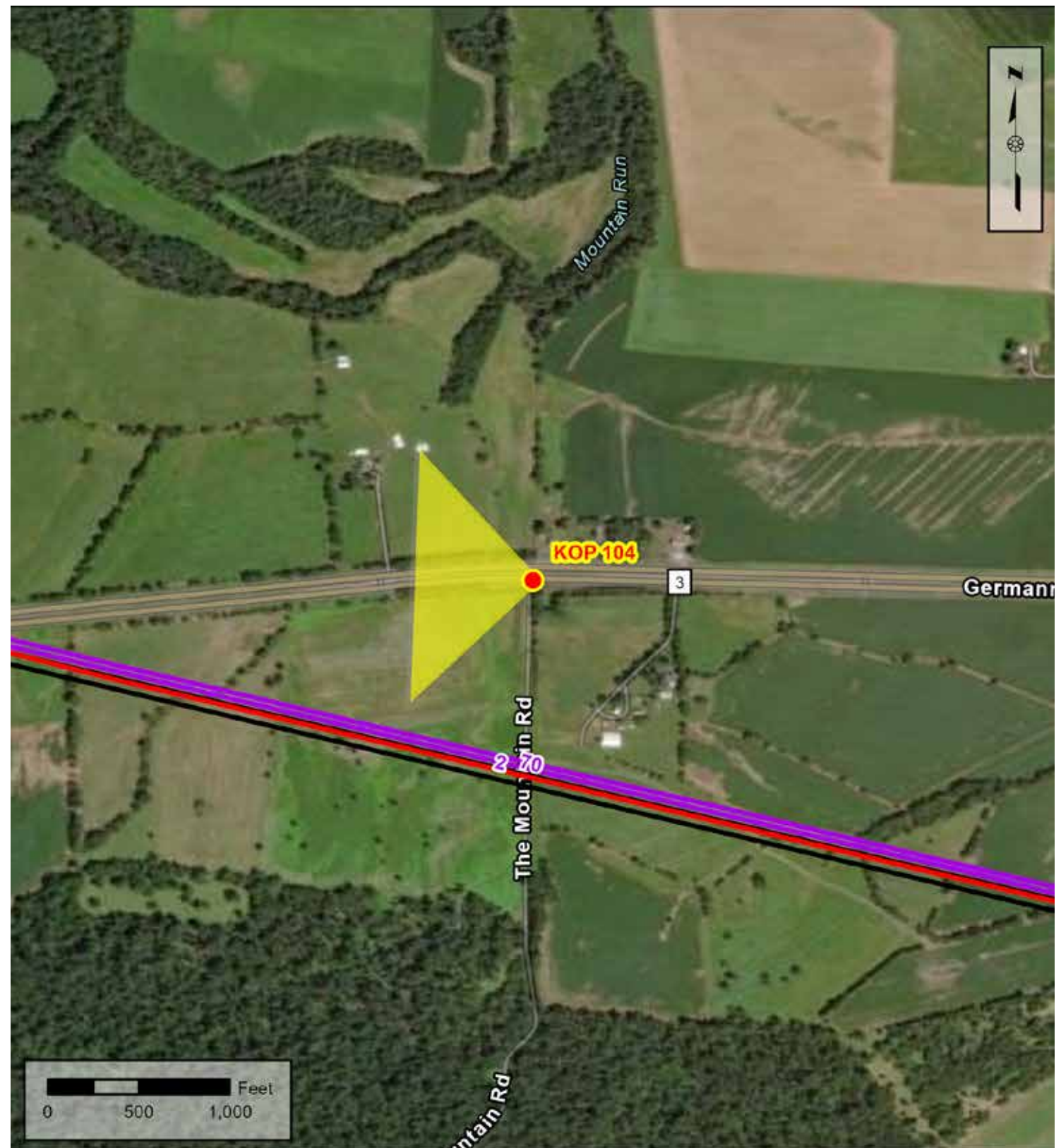
Route: Mt. Pony Route 1
Date: 10/08/24
Time: 12:58 pm
Viewing Direction: West
Distance to closest feature: 0.21 miles



EXISTING CONDITIONS



PROPOSED CONDITIONS



- Legend**
- KOP View Direction
 - Existing Dominion Energy Electric Transmission Line
 - Mt Pony Route 1
 - Right of Way

Note: Project components illustrated are based on proposed preliminary designs. The images contained on this page show the proposed project within a wider landscape context and are not representative of scale and distance when viewed from the actual view point.

**Culpeper Tech Zone 230 kV
Electric Transmission Project**

Culpeper, Fauquier, and
Orange County, Virginia



KOP 125

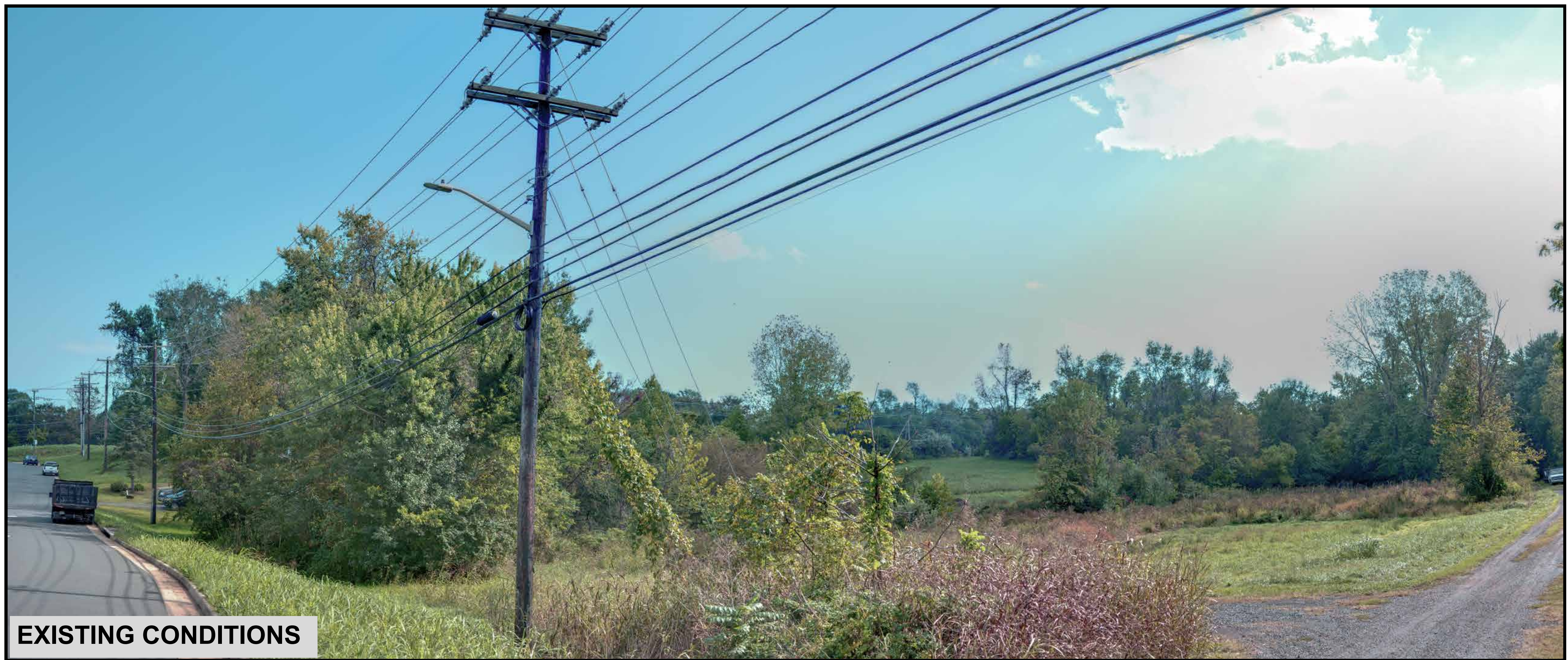
Route: Tech Park All Routes

Date: 10/07/24

Time: 02:30 pm

Viewing Direction: Southeast

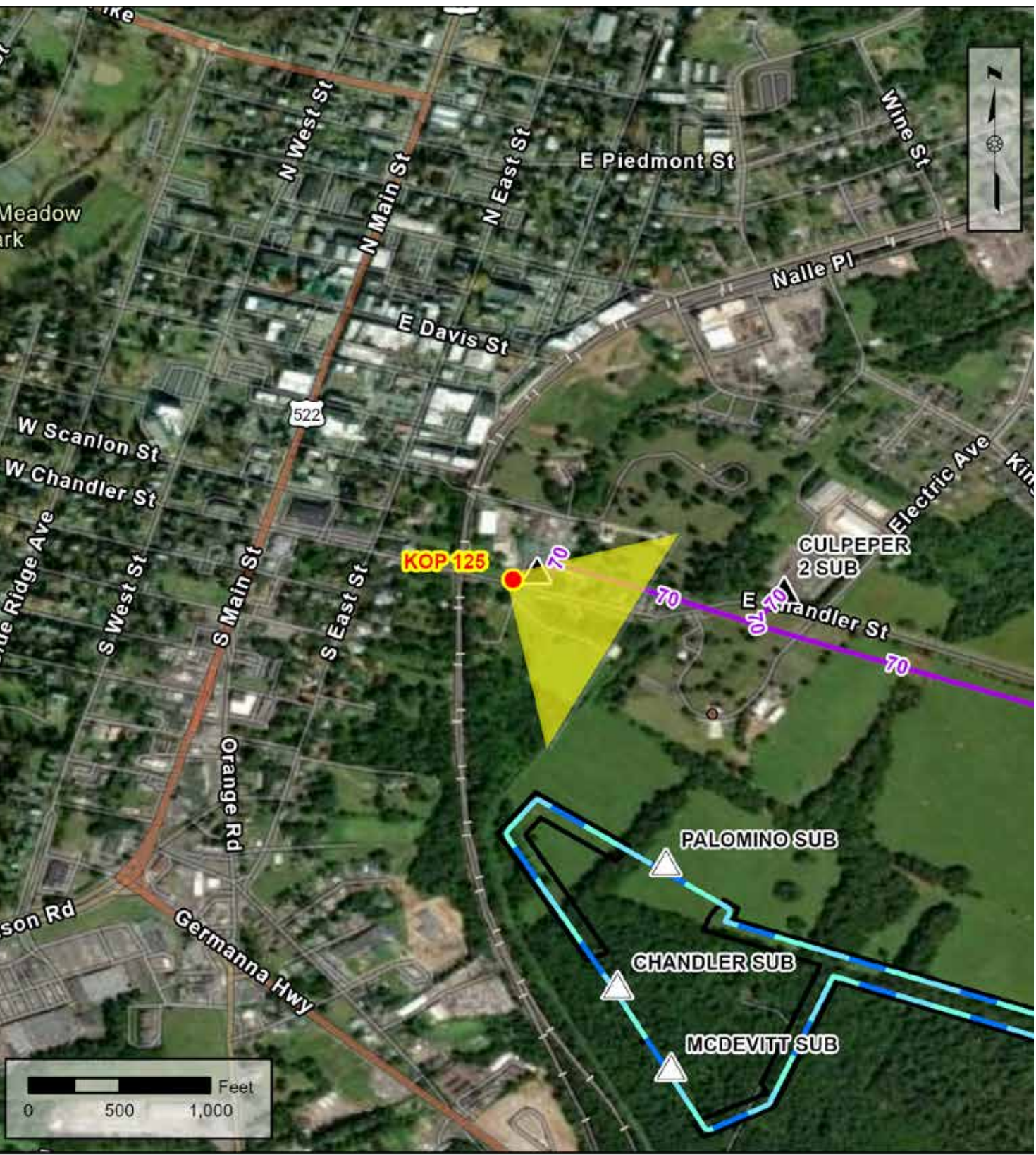
Distance to closest feature: 0.25 miles



EXISTING CONDITIONS



PROPOSED CONDITIONS



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**Culpeper Tech Zone 230 kV
Electric Transmission Project**

Culpeper, Fauquier, and
Orange County, Virginia



KOP 141

Route: Tech Park Route 2

Date: 08/23/2024

Time: 11:01 am

Viewing Direction: Northeast

Distance to closest feature: 0.27 miles



EXISTING CONDITIONS

362



PROPOSED CONDITIONS



Legend

- KOP View Direction
- Tech Park Route 2
- Proposed Substation
- Right of Way

Note: Project components illustrated are based on proposed preliminary designs. The images contained on this page show the proposed project within a wider landscape context and are not representative of scale and distance when viewed from the actual view point.

**Culpeper Tech Zone 230 kV
Electric Transmission Project**

Culpeper, Fauquier, and
Orange County, Virginia



KOP 141

Route: Tech Park Route 3

Date: 08/23/2024

Time: 11:01 am

Viewing Direction: Northeast

Distance to closest feature: 0.27 miles

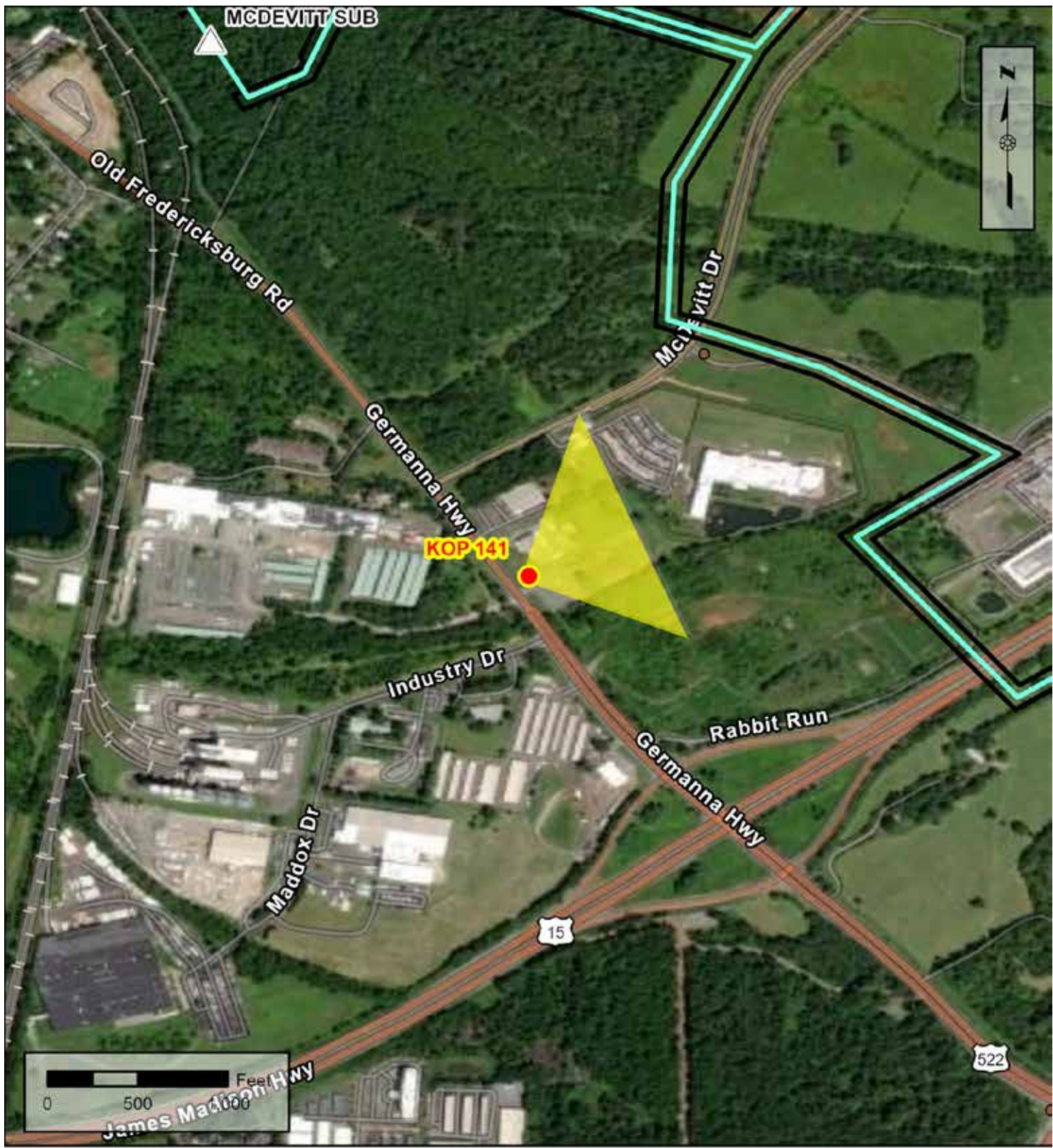


EXISTING CONDITIONS

363



PROPOSED CONDITIONS



Legend

- KOP View Direction
- Tech Park Route 3
- Proposed Substation
- Right of Way

Note: Project components illustrated are based on proposed preliminary designs. The images contained on this page show the proposed project within a wider landscape context and are not representative of scale and distance when viewed from the actual view point.

**Culpeper Tech Zone 230 kV
Electric Transmission Project**

Culpeper, Fauquier, and
Orange County, Virginia



KOP 143

Route: Tech Park All Routes

Date: 10/09/2024

Time: 10:27 am

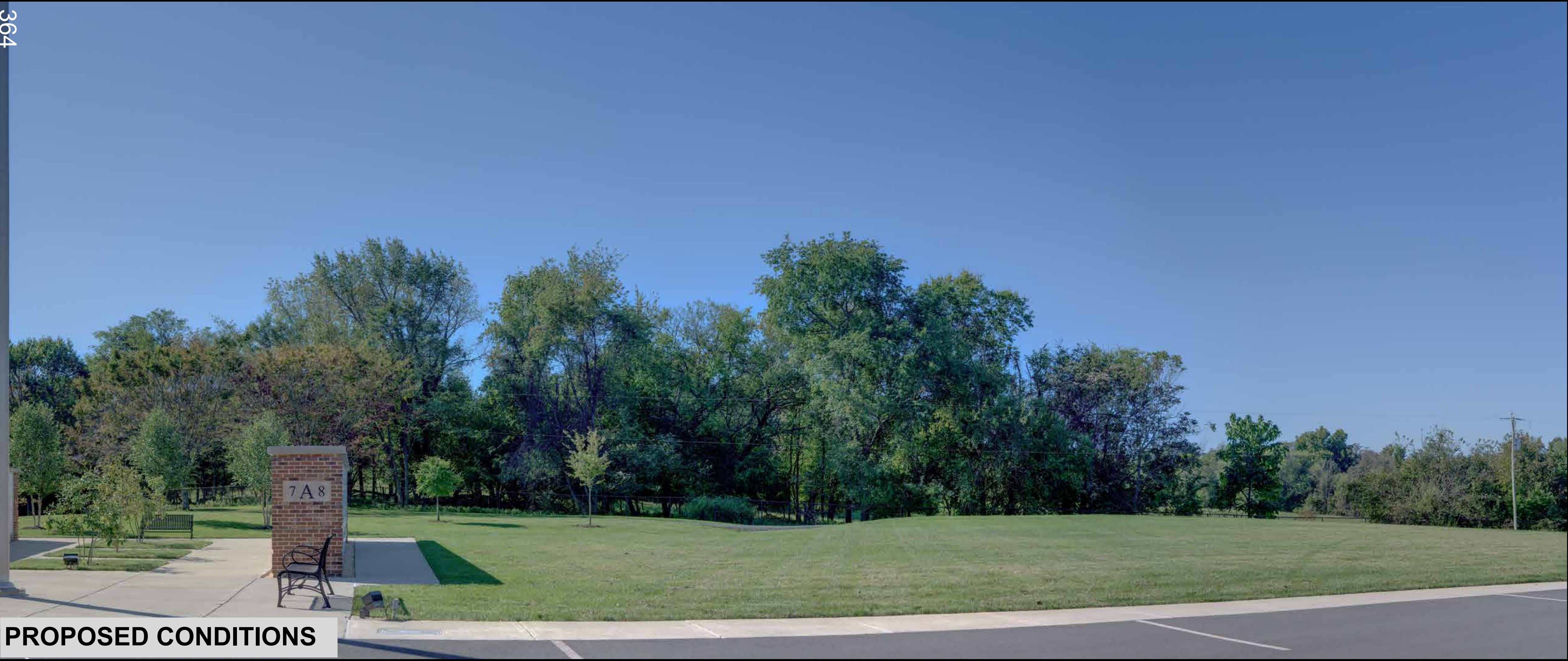
Viewing Direction: Southwest

Distance to closest feature: 0.16 miles

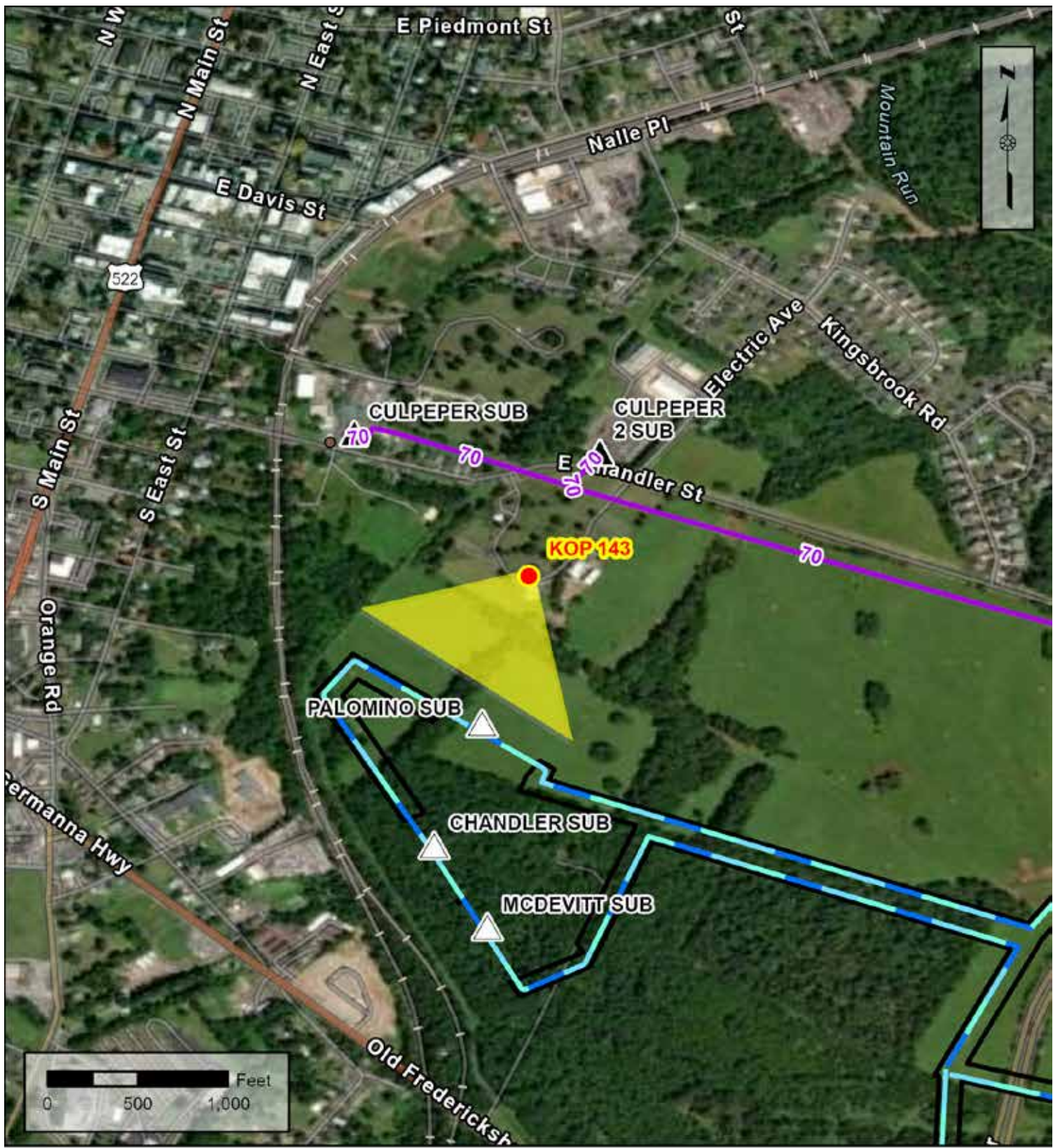


EXISTING CONDITIONS

364



PROPOSED CONDITIONS



Legend

KOP View Direction	Existing Dominion Energy Electric Transmission Line	Tech Park All Routes
Existing Substation	Right of Way	
Proposed Substation		

Note: Project components illustrated are based on proposed preliminary designs
The images contained on this page show the proposed project within a wider landscape context
and are not representative of scale and distance when viewed from the actual view point.

**Culpeper Tech Zone 230 kV
Electric Transmission Project**

Culpeper, Fauquier, and
Orange County, Virginia



KOP 144

Route: Tech Park All Routes

Date: 08/21/2024

Time: 11:51 am

Viewing Direction: Southwest

Distance to closest feature: 0.02 miles

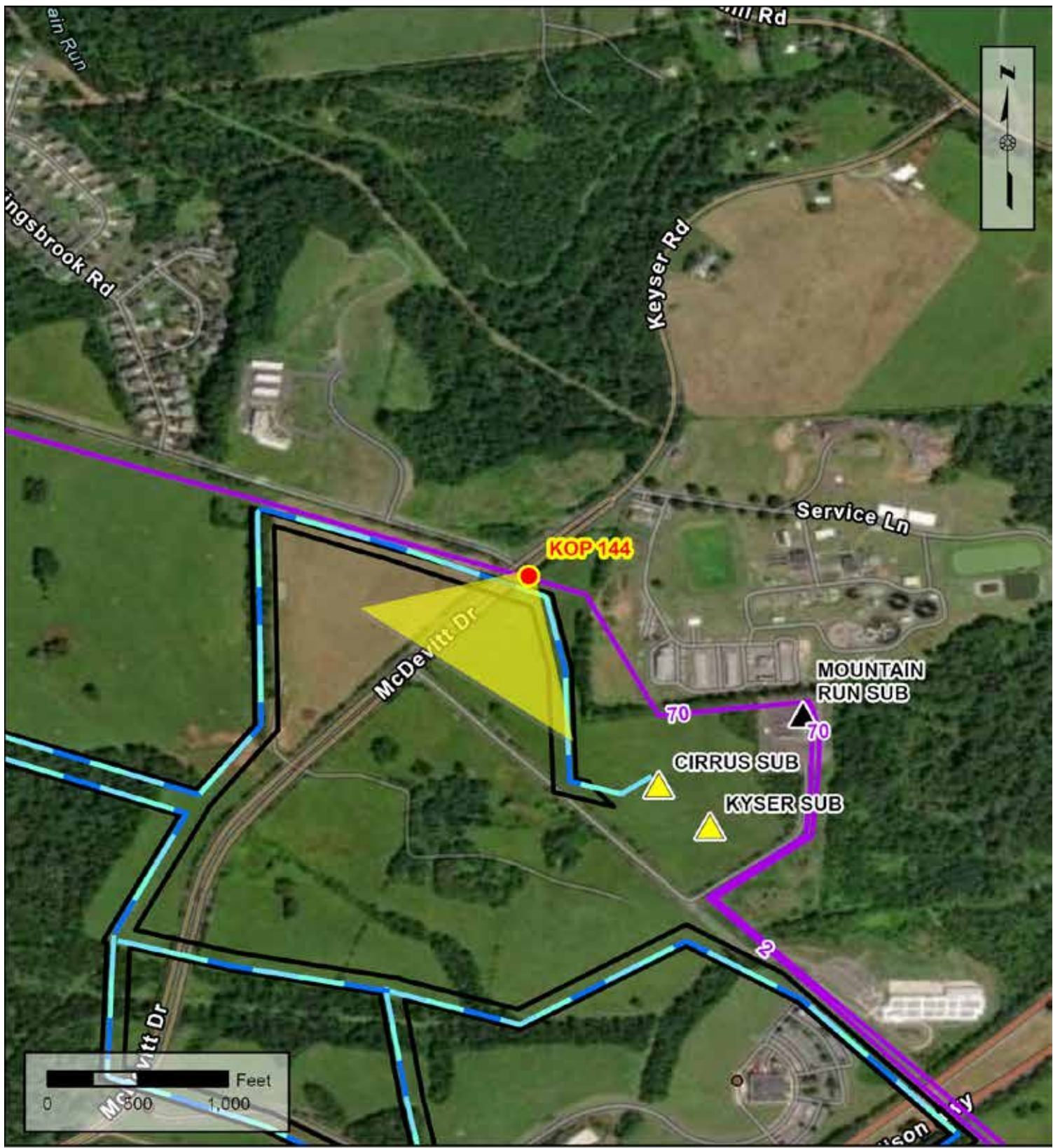


EXISTING CONDITIONS

365



PROPOSED CONDITIONS



Legend

- KOP View Direction
- Existing Substation
- Approved Future Substation
- Existing Dominion Energy Electric Transmission Line
- Tech Park All Routes
- Right of Way

Note: Project components illustrated are based on proposed preliminary designs. The images contained on this page show the proposed project within a wider landscape context and are not representative of scale and distance when viewed from the actual view point.

**Culpeper Tech Zone 230 kV
Electric Transmission Project**
Culpeper, Fauquier, and
Orange County, Virginia



KOP 149

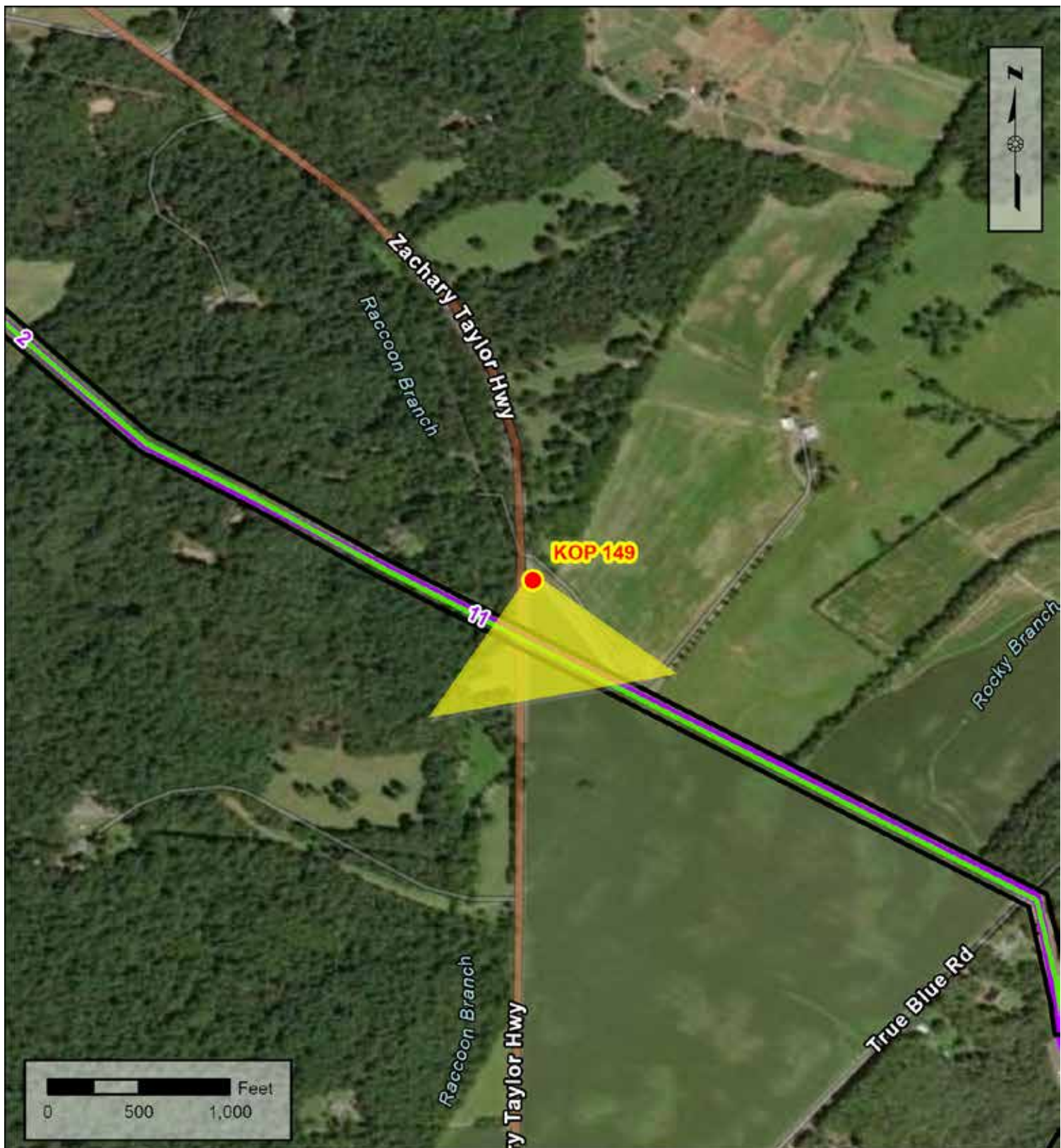
Route: Oak Green Rebuild and Relocation
Date: 08/22/2024
Time: 11:13 am
Viewing Direction: Southeast
Distance to closest feature: 0.06 miles



EXISTING CONDITIONS



PROPOSED CONDITIONS



Legend

KOP View Direction

Oak Green Rebuild and Relocation

Existing Dominion Energy Electric Transmission Line

Right of Way

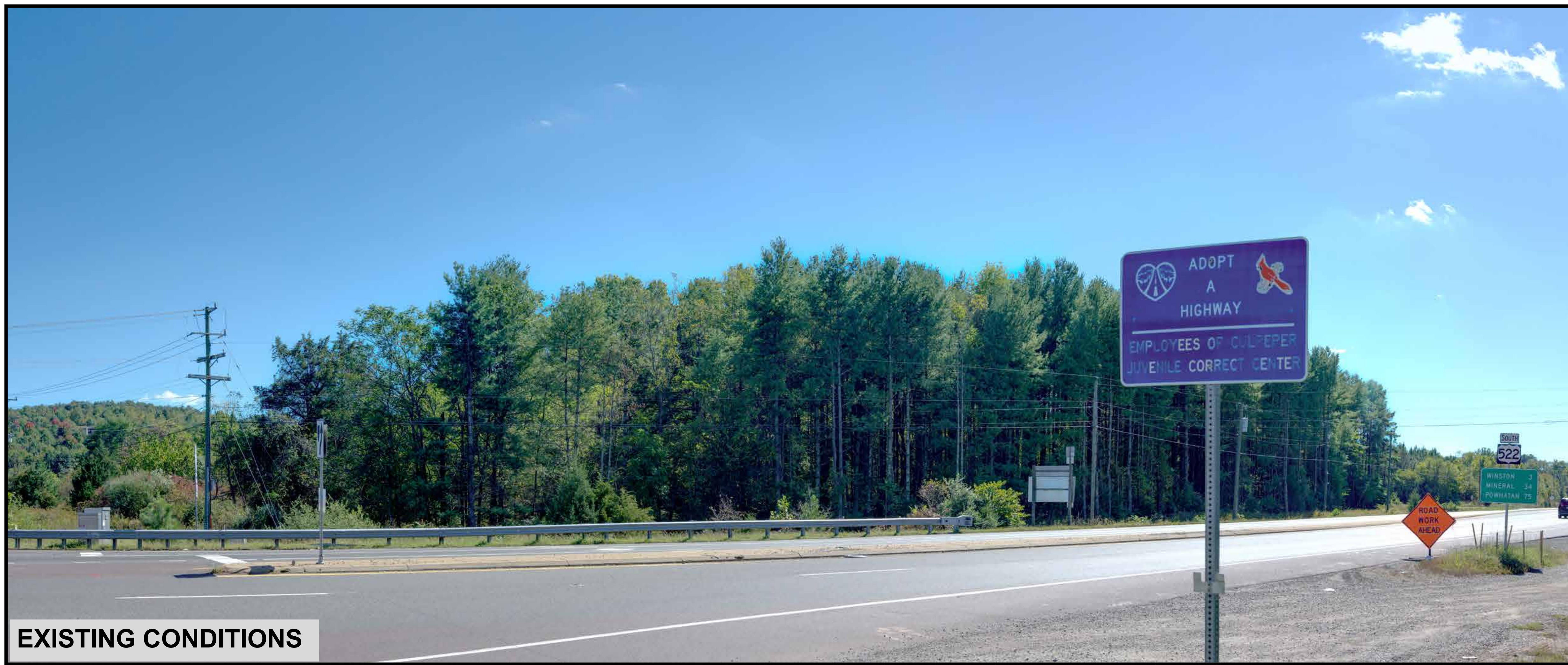
Note: Project components illustrated are based on proposed preliminary designs. The images contained on this page show the proposed project within a wider landscape context and are not representative of scale and distance when viewed from the actual view point.

**Culpeper Tech Zone 230 kV
Electric Transmission Project**
Culpeper, Fauquier, and
Orange County, Virginia

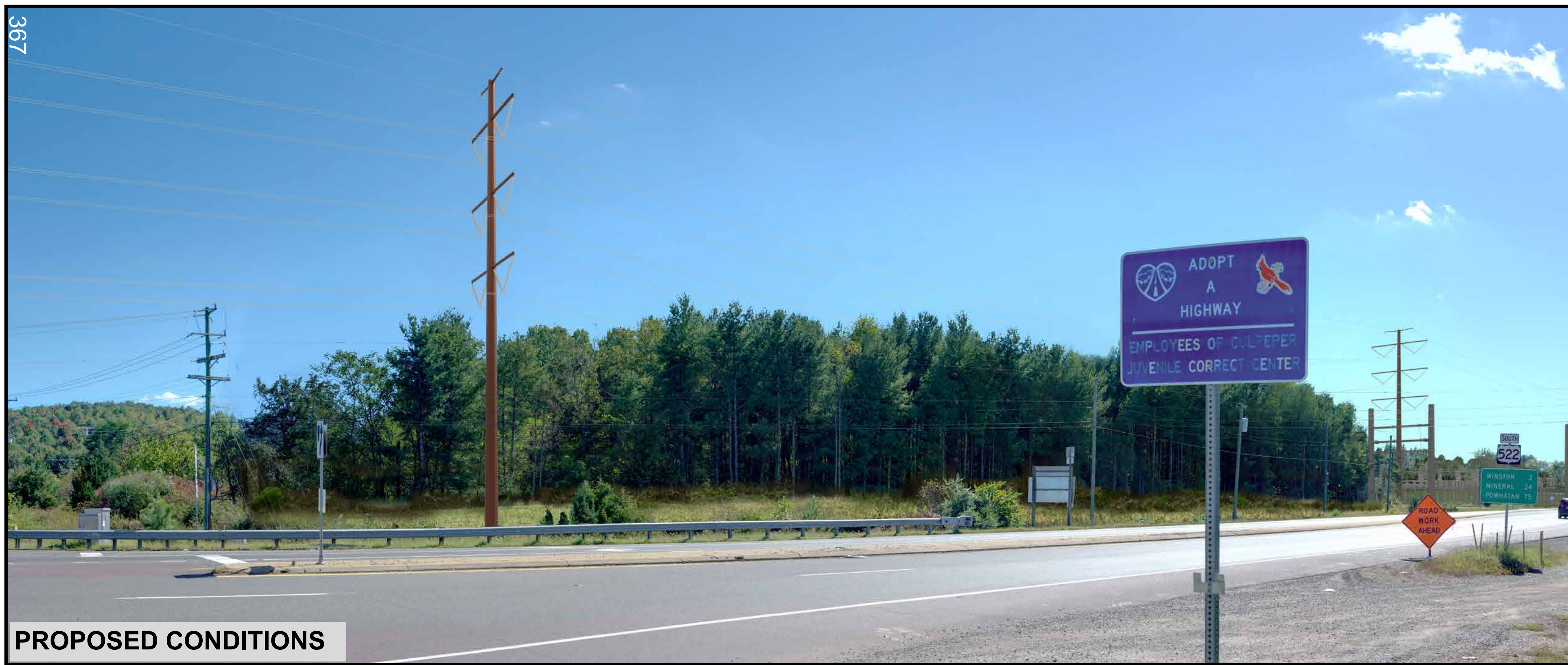


KOP 155

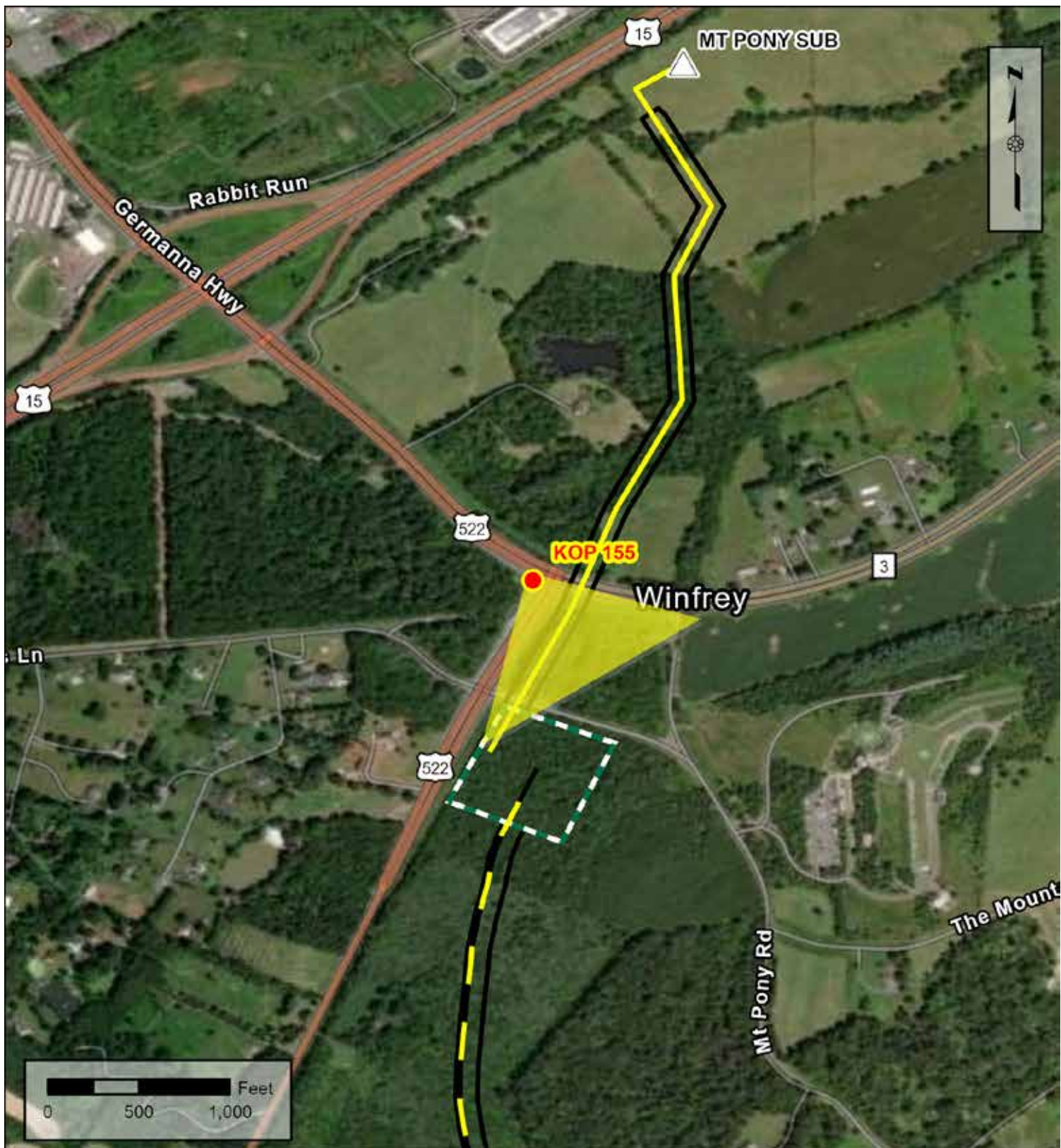
Route: Mt. Pony Hybrid Route 1
Date: 10/08/2024
Time: 01:33 pm
Viewing Direction: Southeast
Distance to closest feature: 0.04 miles



EXISTING CONDITIONS



PROPOSED CONDITIONS



Legend

KOP View Direction	Mt. Pony Hybrid Route 1 Overhead	North Transition Station
Proposed Substation	Mt. Pony Hybrid Route 1 Underground	Right of Way

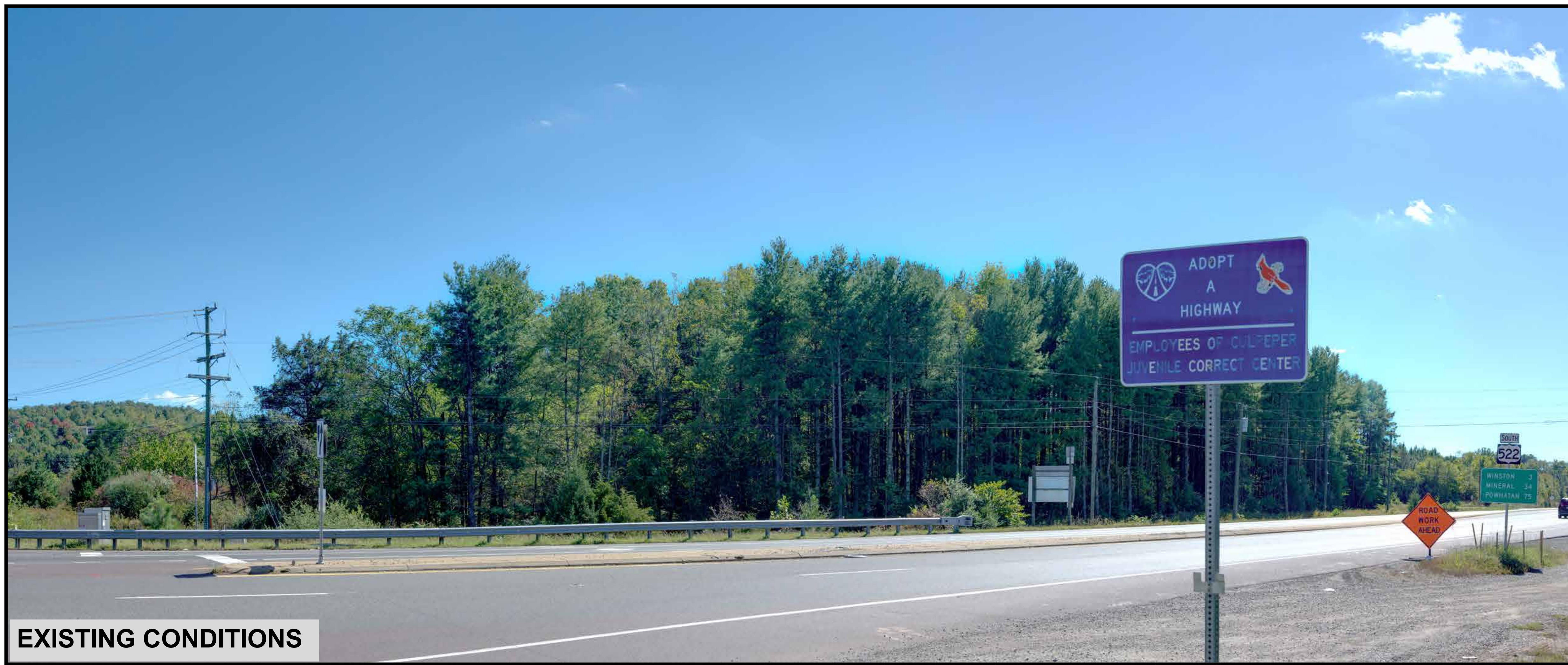
Note: Project components illustrated are based on proposed preliminary designs. The images contained on this page show the proposed project within a wider landscape context and are not representative of scale and distance when viewed from the actual view point.

**Culpeper Tech Zone 230 kV
Electric Transmission Project**
Culpeper, Fauquier, and
Orange County, Virginia



KOP 155

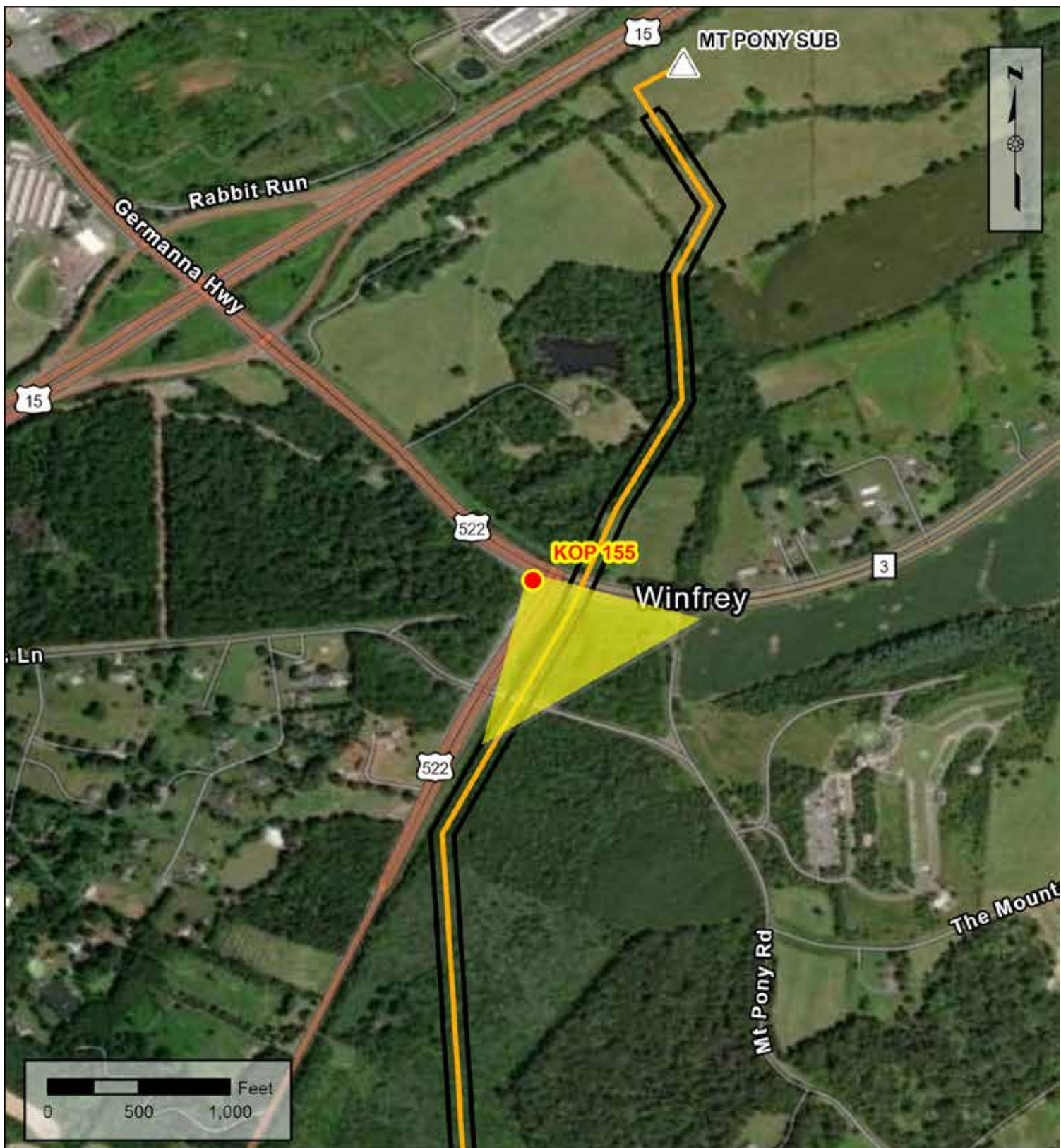
Route: Mt. Pony Route 2
Date: 10/08/2024
Time: 01:33 pm
Viewing Direction: Southeast
Distance to closest feature: 0.04 miles



EXISTING CONDITIONS



PROPOSED CONDITIONS



Legend

- KOP View Direction
- △ Proposed Substation
- Mt Pony Route 2
- Right of Way

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The images contained on this page show the proposed project within a wider landscape context
and are not representative of scale and distance when viewed from the actual view point.

**Culpeper Tech Zone 230 kV
Electric Transmission Project**

Culpeper, Fauquier, and
Orange County, Virginia



KOP 157

Route: Tech Park Route 1

Date: 08/21/2024

Time: 01:04 pm

Viewing Direction: Northwest

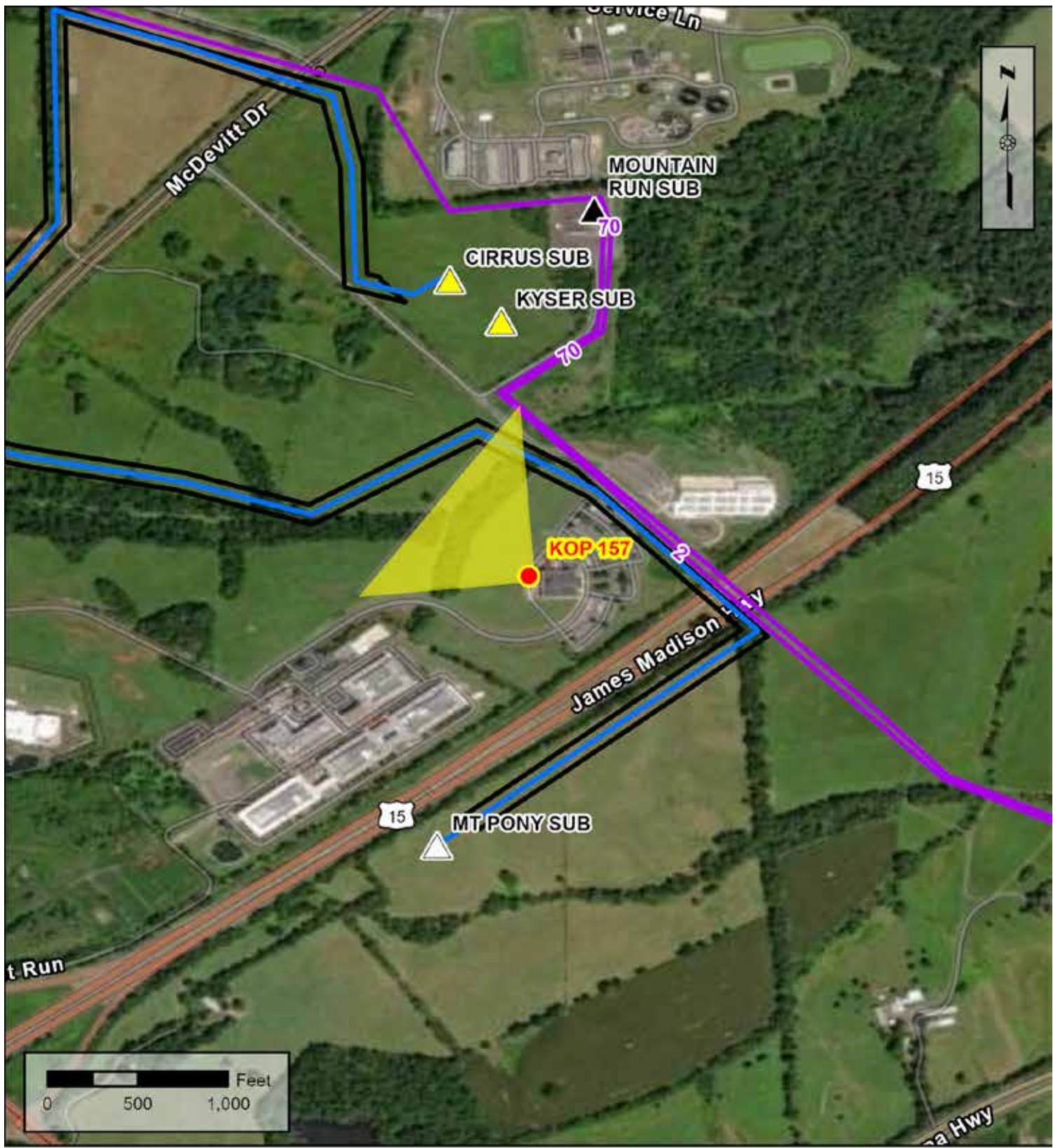
Distance to closest feature: 0.13 miles



EXISTING CONDITIONS



PROPOSED CONDITIONS



Legend

KOP View Direction	Proposed Substation	Tech Park Route 1
Existing Substation	Approved Future Substation	Right of Way
	Existing Dominion Energy Electric Transmission Line	

Note: Project components illustrated are based on proposed preliminary designs
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**Culpeper Tech Zone 230 kV
Electric Transmission Project**

Culpeper, Fauquier, and
Orange County, Virginia



KOP 157

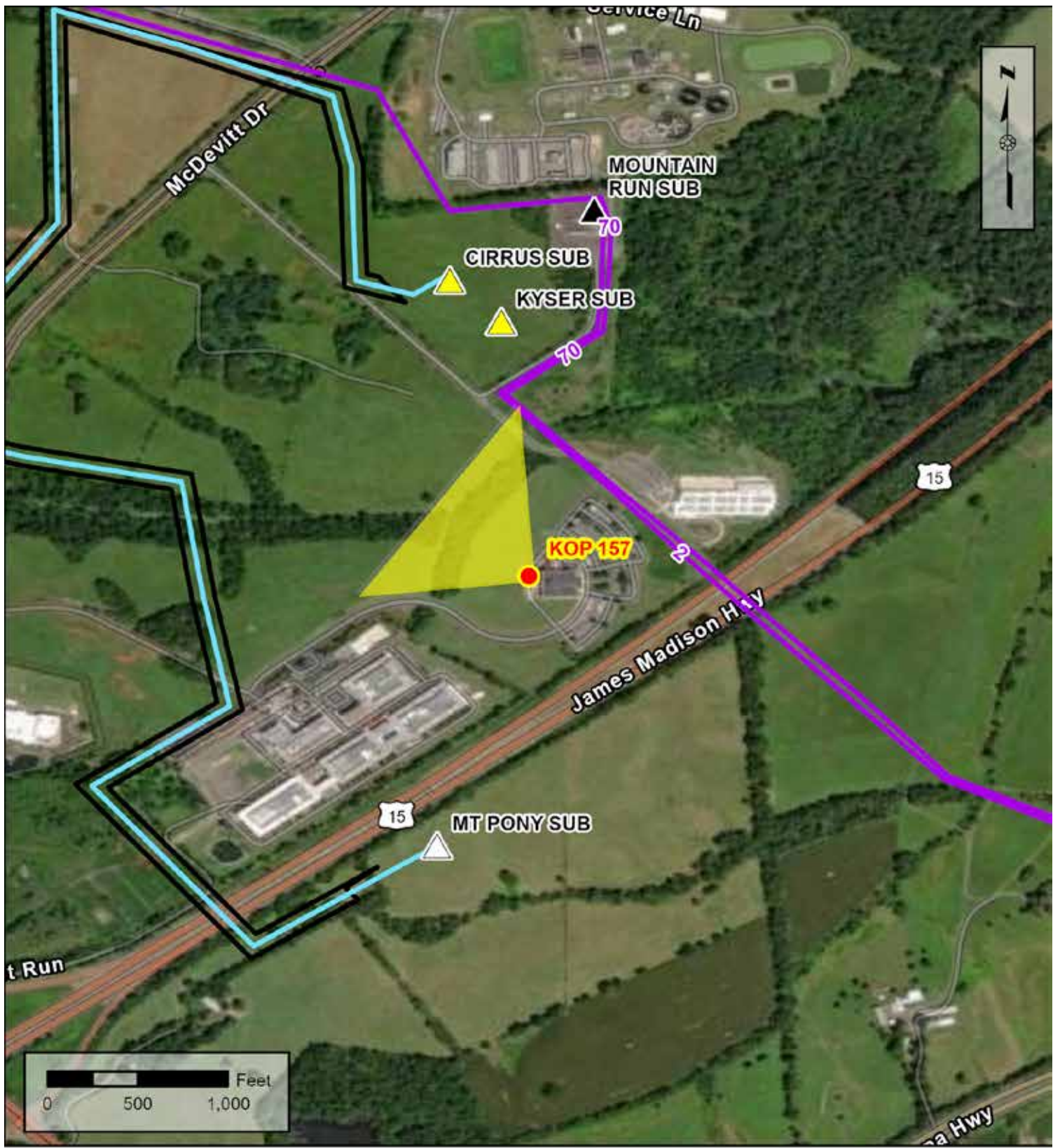
Route: Tech Park Route 2
Date: 08/21/2024
Time: 01:04 pm
Viewing Direction: Northwest
Distance to closest feature: 0.27 miles



EXISTING CONDITIONS



PROPOSED CONDITIONS



- Legend**
- KOP View Direction
 - ▲ Existing Substation
 - ▲ Approved Future Substation
 - △ Proposed Substation
 - Existing Dominion Energy Electric Transmission Line
 - Tech Park Route 2
 - Right of Way

Note: Project components illustrated are based on proposed preliminary designs
The images contained on this page show the proposed project within a wider landscape context
and are not representative of scale and distance when viewed from the actual view point.

**Culpeper Tech Zone 230 kV
Electric Transmission Project**

Culpeper, Fauquier, and
Orange County, Virginia



KOP 157

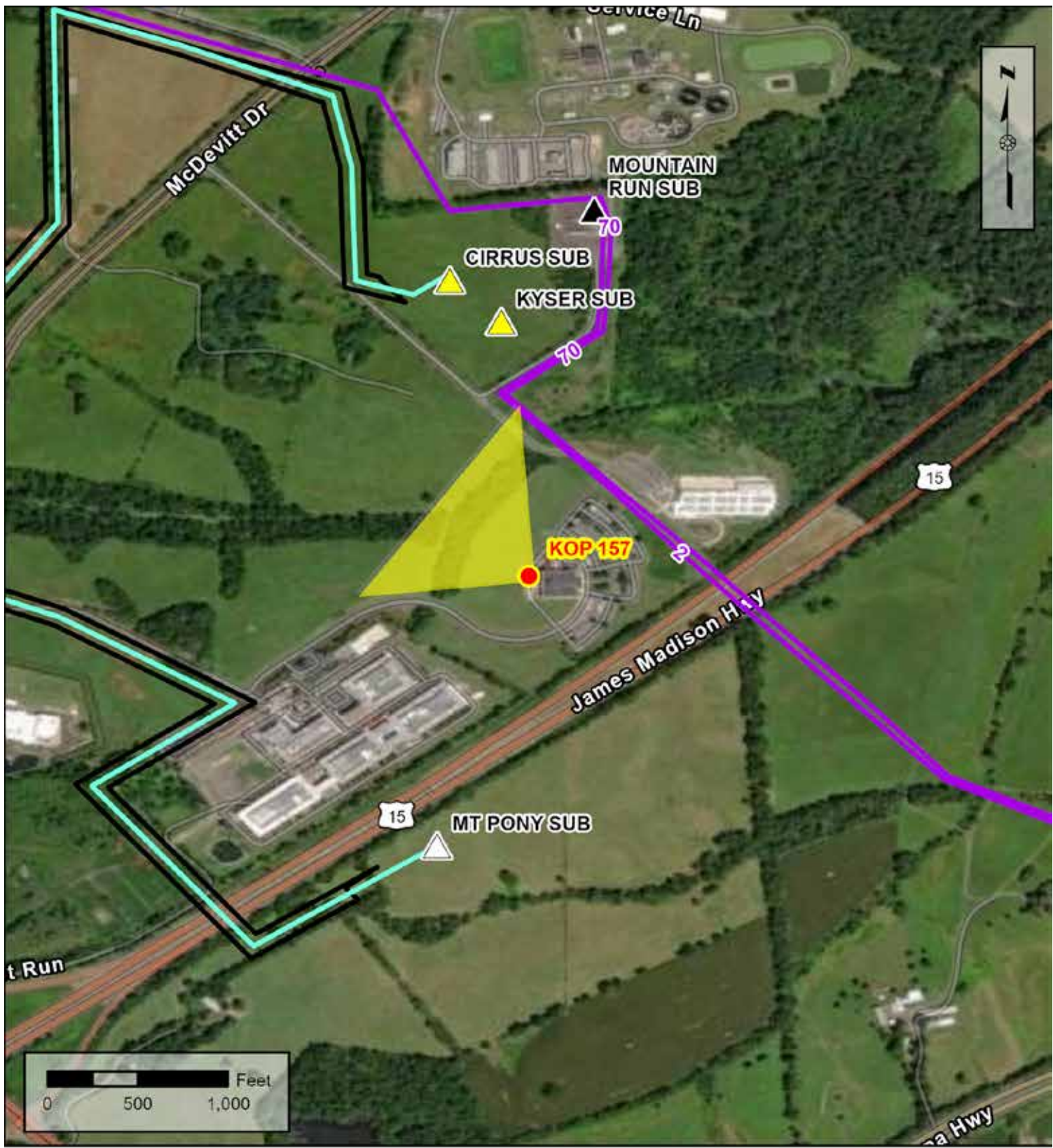
Route: Tech Park Route 3

Date: 08/21/2024

Time: 01:04 pm

Viewing Direction: Northwest

Distance to closest feature: 0.38 miles



- Legend**
- KOP View Direction
 - ▲ Existing Substation
 - ▲ Approved Future Substation
 - △ Proposed Substation
 - Existing Dominion Energy Electric Transmission Line
 - Tech Park Route 3
 - Right of Way

Note: Project components illustrated are based on proposed preliminary designs. The images contained on this page show the proposed project within a wider landscape context and are not representative of scale and distance when viewed from the actual view point.



EXISTING CONDITIONS



PROPOSED CONDITIONS

**Culpeper Tech Zone 230 kV
Electric Transmission Project**
Culpeper, Fauquier, and
Orange County, Virginia



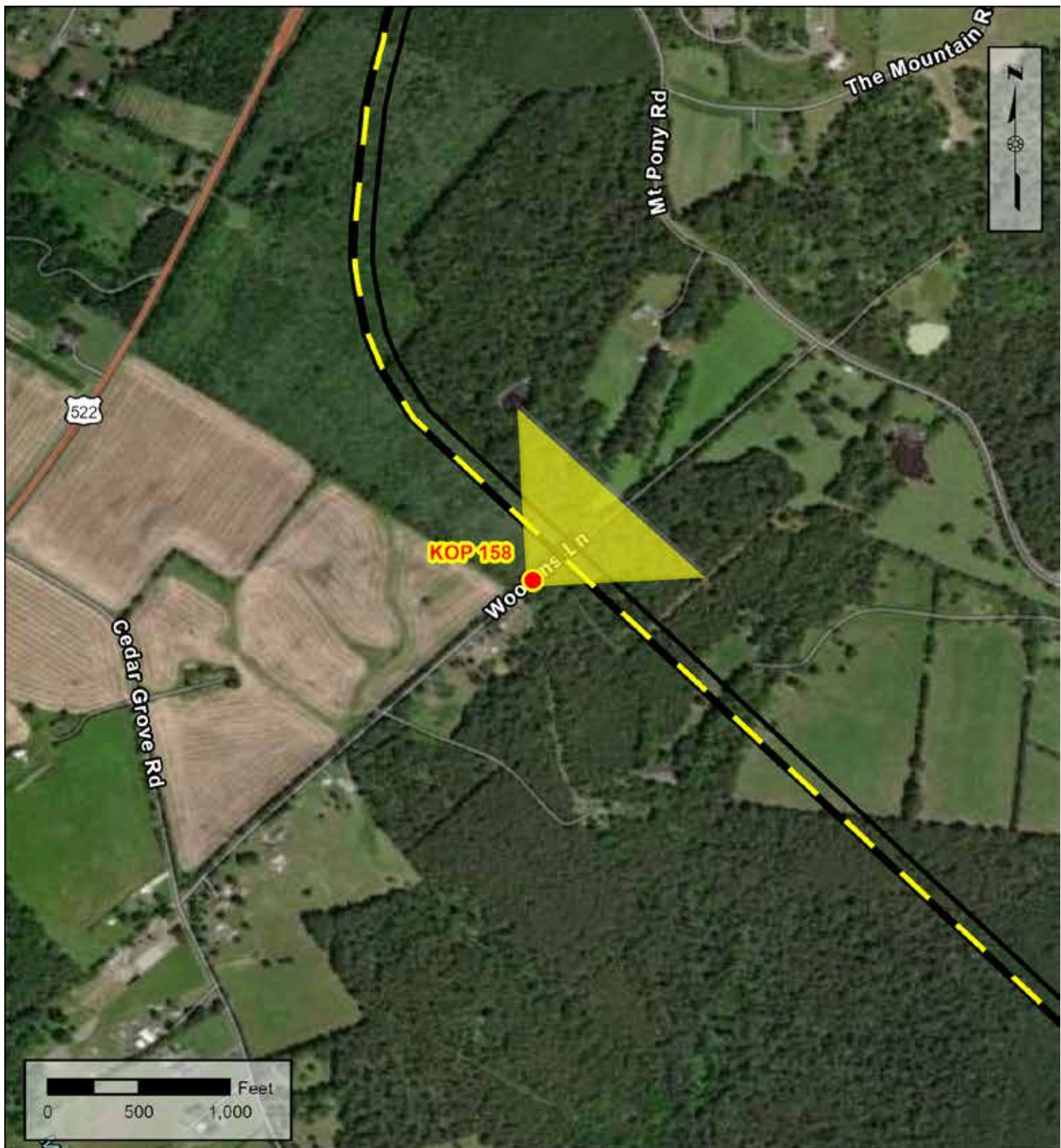
KOP 158

Route: Mt. Pony Hybrid Route 1
Date: 10/08/2024
Time: 01:58 pm
Viewing Direction:Northeast
Distance to closest feature: 0.04 miles

EXISTING CONDITIONS

372

PROPOSED CONDITIONS



Legend

- KOP View Direction
- Right of Way
- Mt Pony Hybrid
- Route 1 Underground

Note: Project components illustrated are based on proposed preliminary designs
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**Culpeper Tech Zone 230 kV
Electric Transmission Project**
Culpeper, Fauquier, and
Orange County, Virginia



KOP 158

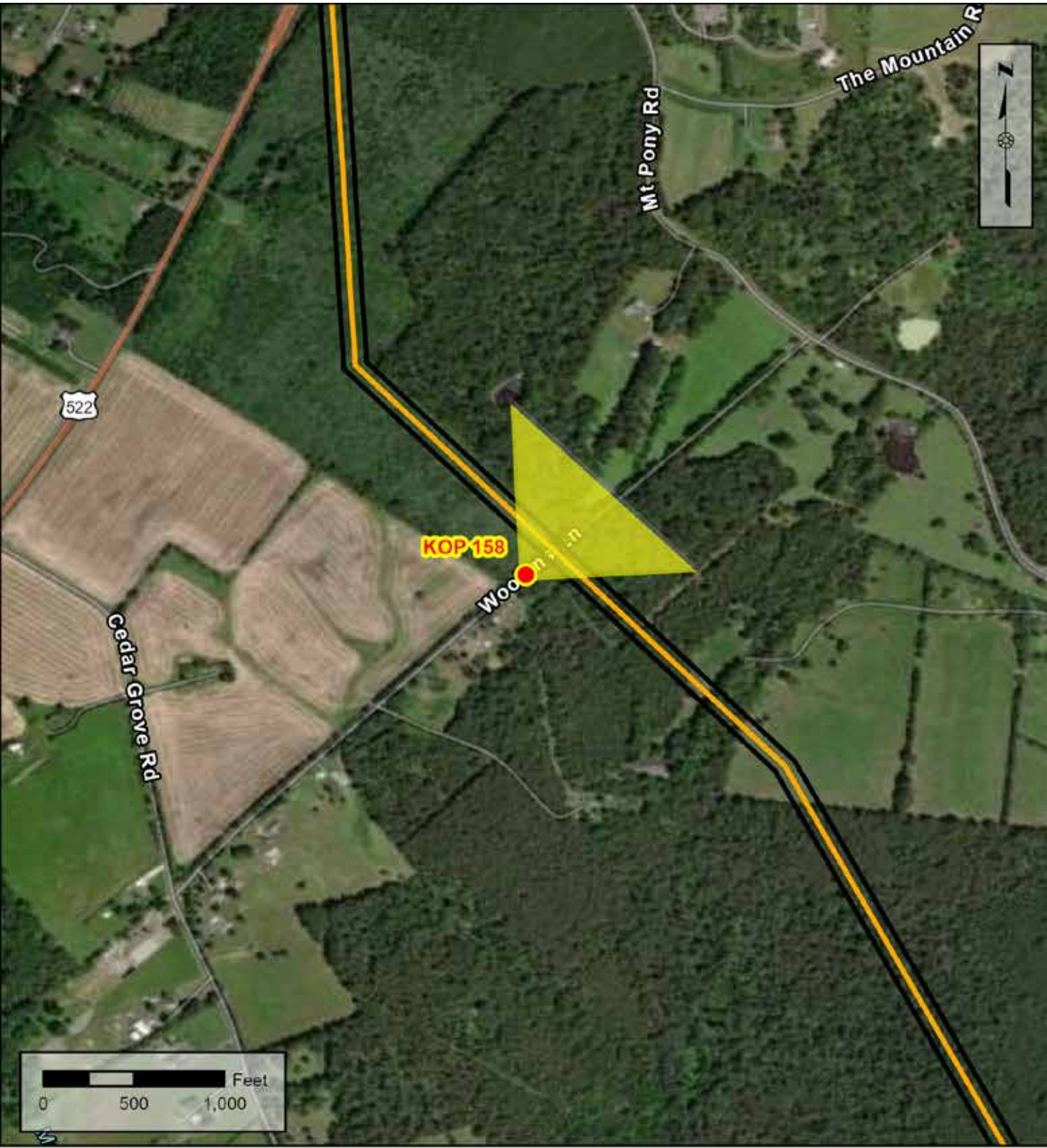
Route: Mt. Pony Route 2
Date: 10/08/2024
Time: 01:58 pm
Viewing Direction:Northeast
Distance to closest feature: 0.03 miles



EXISTING CONDITIONS



PROPOSED CONDITIONS



Legend

- KOP View Direction
- Mt. Pony Route 2
- Right of Way

Note: Project components illustrated are based on proposed preliminary designs
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**Culpeper Tech Zone 230 kV
Electric Transmission Project**

Culpeper, Fauquier, and
Orange County, Virginia



KOP 164

Route: Remington Rebuild

Date: 08/21/2024

Time: 03:31 pm

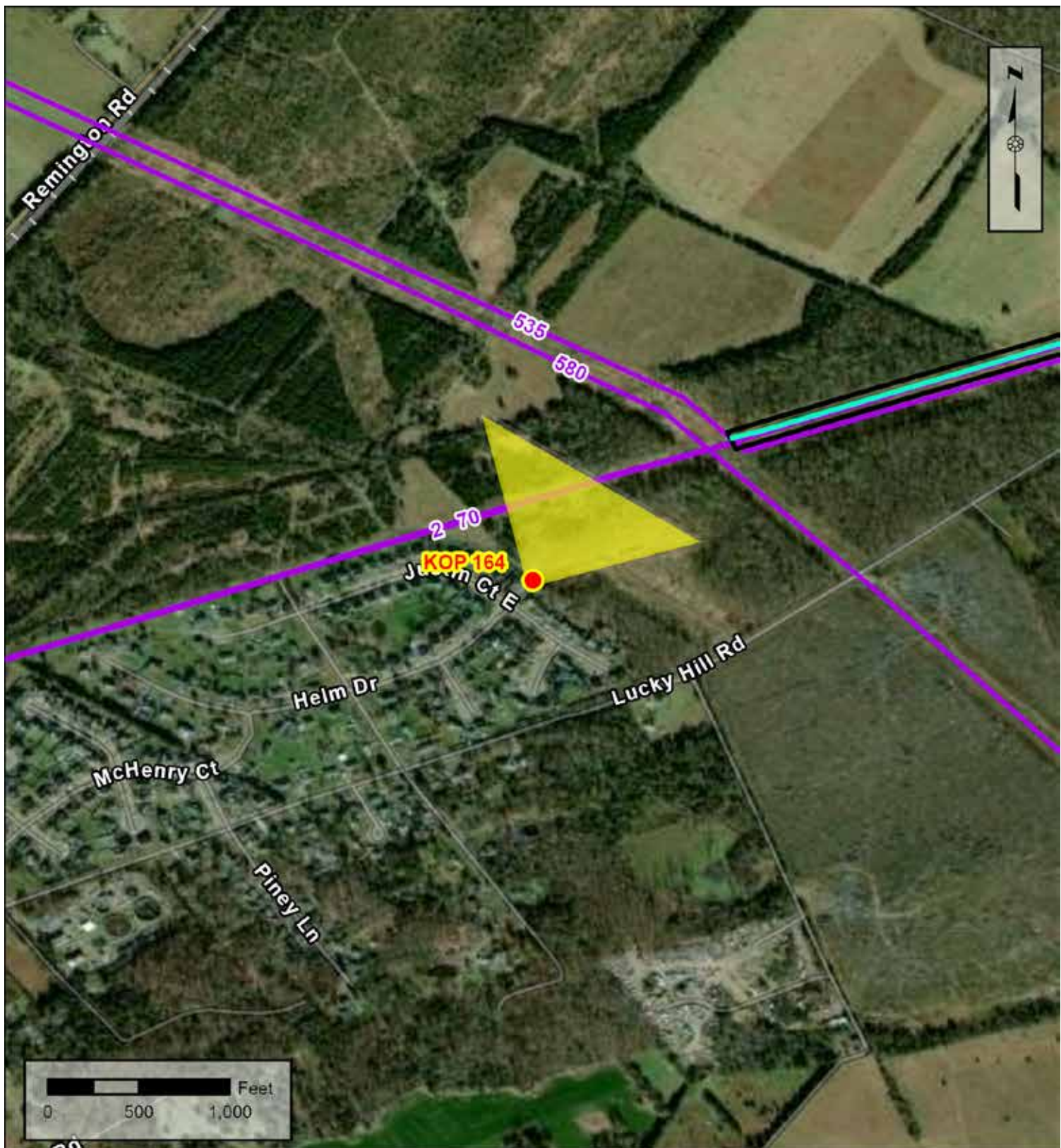
Viewing Direction:Northeast

Distance to closest feature: 0.22 miles

EXISTING CONDITIONS

374

PROPOSED CONDITIONS (no visible change)



Legend

- KOP View Direction
- Existing Dominion Energy Electric Transmission Line
- Remington Rebuild
- Right of Way

Note: Project components illustrated are based on proposed preliminary designs. The images contained on this page show the proposed project within a wider landscape context and are not representative of scale and distance when viewed from the actual view point.

**Culpeper Tech Zone 230 kV
Electric Transmission Project**

Culpeper, Fauquier, and
Orange County, Virginia



KOP 165

Route: Tech Park Route 1
Date: 10/09/2024
Time: 11:12 am
Viewing Direction:Northeast
Distance to closest feature: 0.17 miles

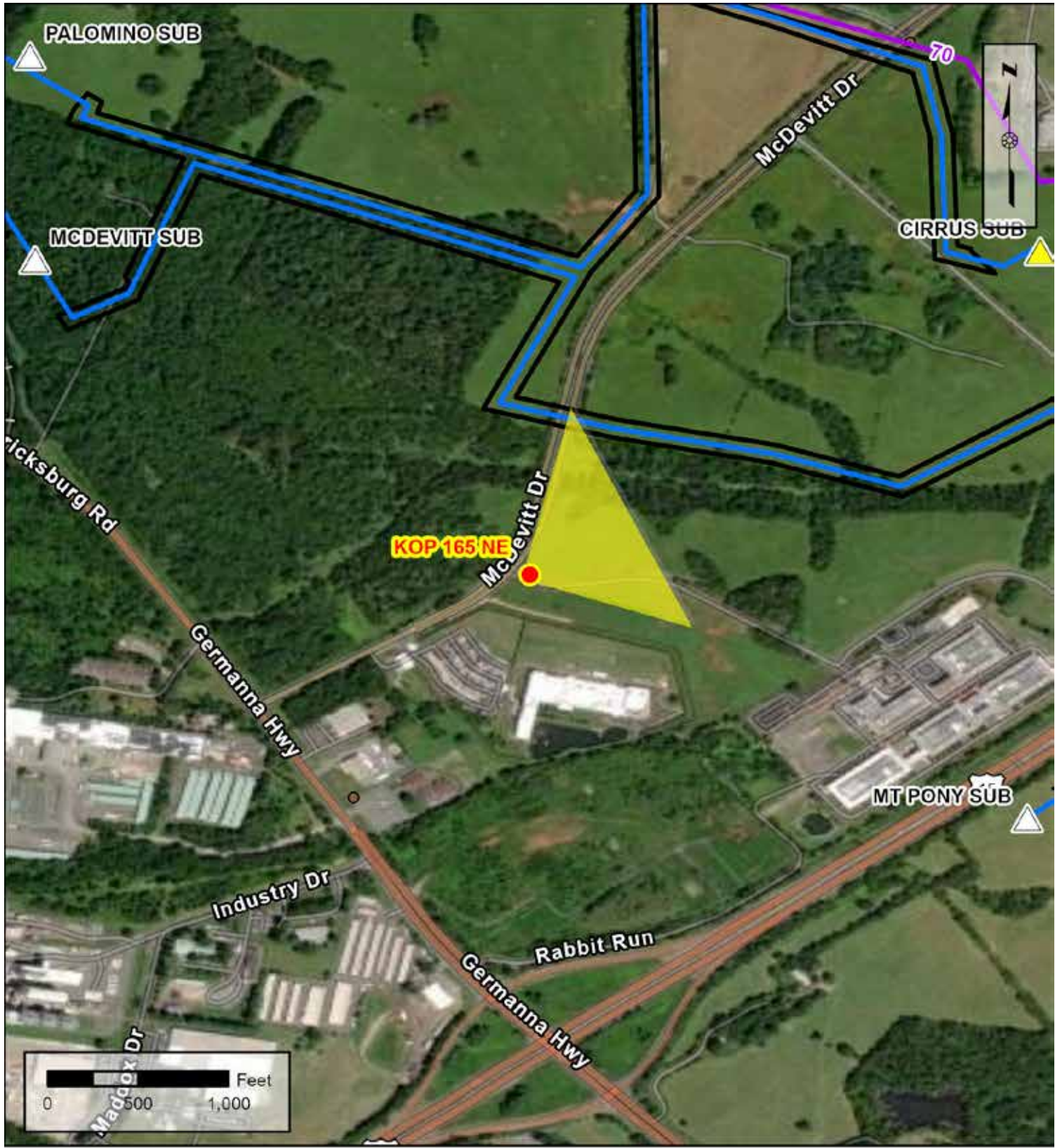


EXISTING CONDITIONS

375



PROPOSED CONDITIONS



Legend

KOP View Direction

Approved Future Substation

Proposed Substation

Existing Dominion Energy Electric Transmission Line

Tech Park Route 1

Right of Way

Note: Project components illustrated are based on proposed preliminary designs
The images contained on this page show the proposed project within a wider landscape context
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**Culpeper Tech Zone 230 kV
Electric Transmission Project**

Culpeper, Fauquier, and
Orange County, Virginia



KOP 165

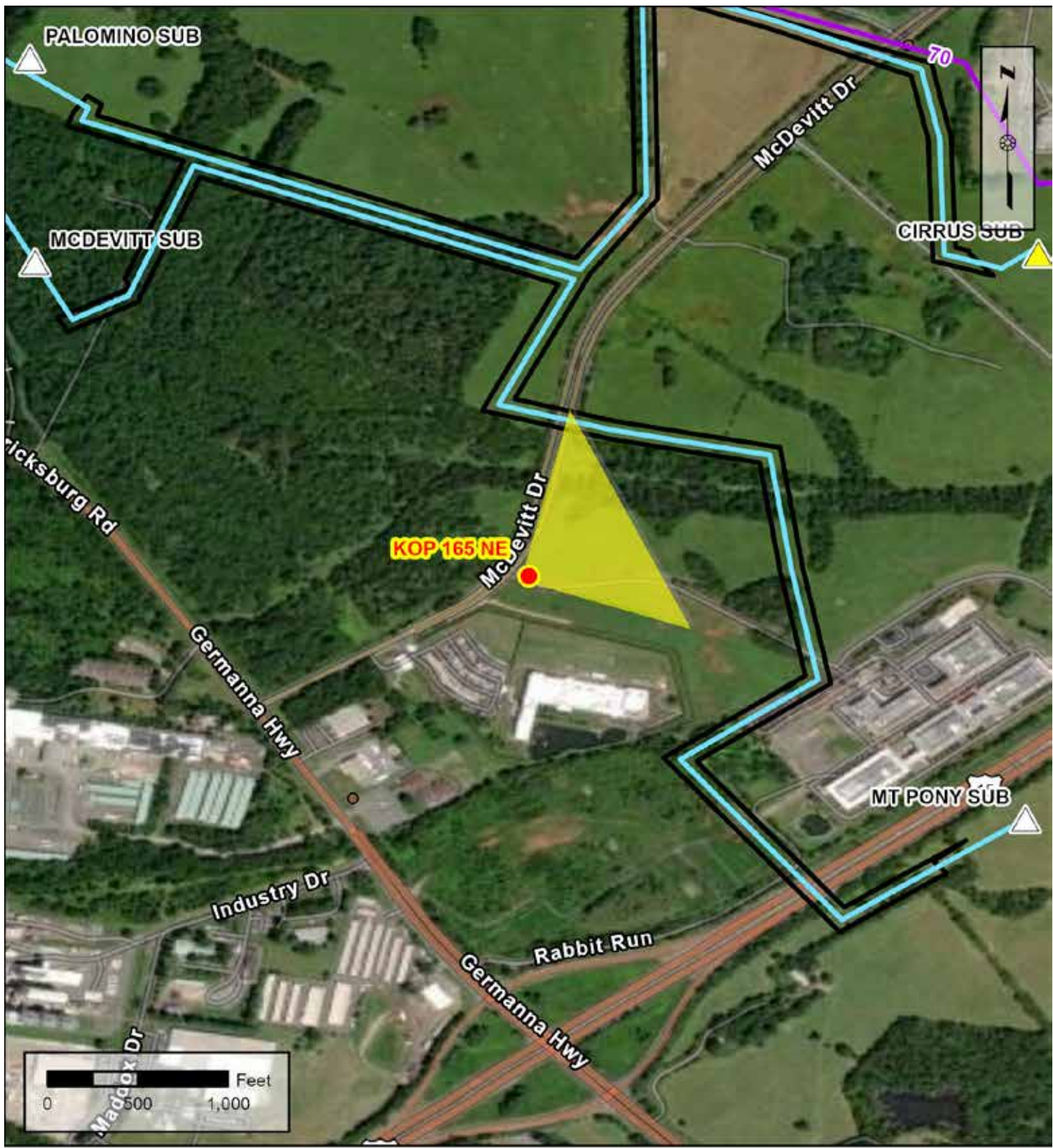
Route: Tech Park Route 2
Date: 10/09/2024
Time: 11:12 am
Viewing Direction:Northeast
Distance to closest feature: 0.17 miles



EXISTING CONDITIONS



PROPOSED CONDITIONS



- Legend**
- KOP View Direction
 - Approved Future Substation
 - Proposed Substation
 - Existing Dominion Energy Electric Transmission Line
 - Tech Park Route 2
 - Right of Way

Note: Project components illustrated are based on proposed preliminary designs. The images contained on this page show the proposed project within a wider landscape context and are not representative of scale and distance when viewed from the actual view point.

**Culpeper Tech Zone 230 kV
Electric Transmission Project**

Culpeper, Fauquier, and
Orange County, Virginia



KOP 165

Route: Tech Park Route 3

Date: 10/09/2024

Time: 11:12 am

Viewing Direction:Northeast

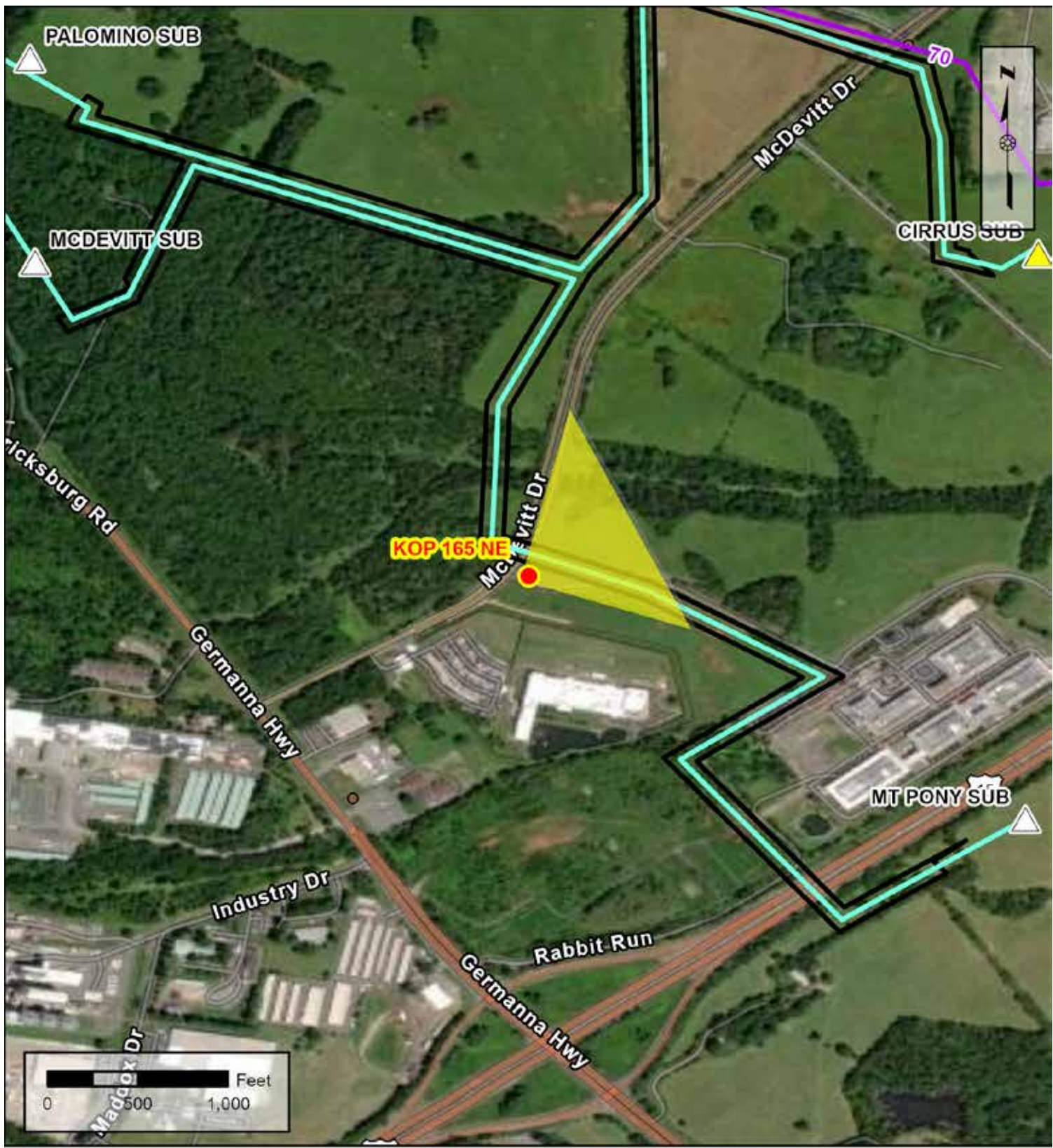
Distance to closest feature: 0.02 miles



EXISTING CONDITIONS



PROPOSED CONDITIONS



Legend

KOP View Direction

Approved Future Substation

Proposed Substation

Tech Park Route 3

Right of Way

Existing Dominion Energy Electric Transmission Line

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**Culpeper Tech Zone 230 kV
Electric Transmission Project**

Culpeper, Fauquier, and
Orange County, Virginia



KOP 165

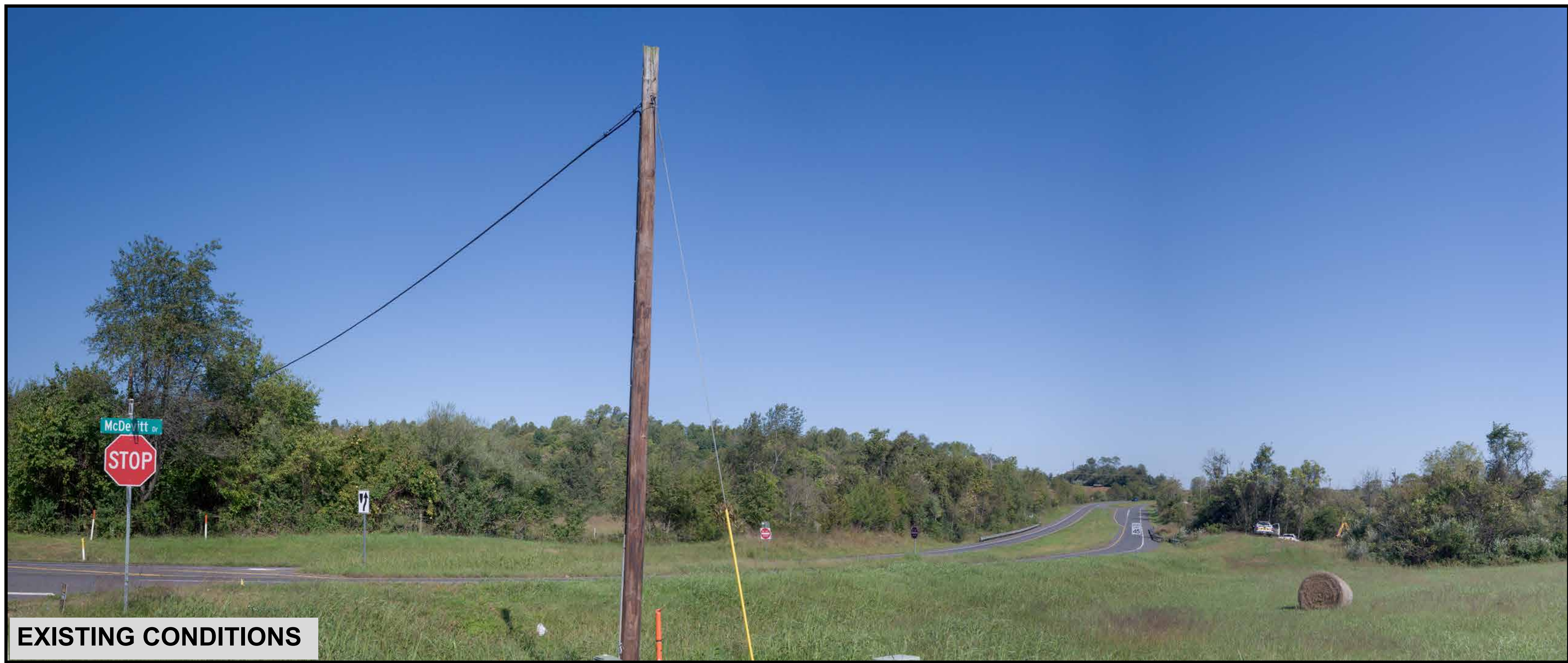
Route: Tech Park Route 1 & 2

Date: 10/09/2024

Time: 11:12 am

Viewing Direction: Northwest

Distance to closest feature: 0.17 miles



EXISTING CONDITIONS



PROPOSED CONDITIONS



- Legend**
- KOP View Direction
 - △ Approved Future Substation
 - △ Proposed Substation
 - Existing Dominion Energy Electric Transmission Line
 - Tech Park Route 1/ Tech Park Route 2
 - ▭ Right of Way

Note: Project components illustrated are based on proposed preliminary designs. The images contained on this page show the proposed project within a wider landscape context and are not representative of scale and distance when viewed from the actual view point.

**Culpeper Tech Zone 230 kV
Electric Transmission Project**

Culpeper, Fauquier, and
Orange County, Virginia



KOP 165 NW

Route: Tech Park Route 3

Date: 10/09/2024

Time: 11:12 am

Viewing Direction: Northwest

Distance to closest feature: 0.02 miles

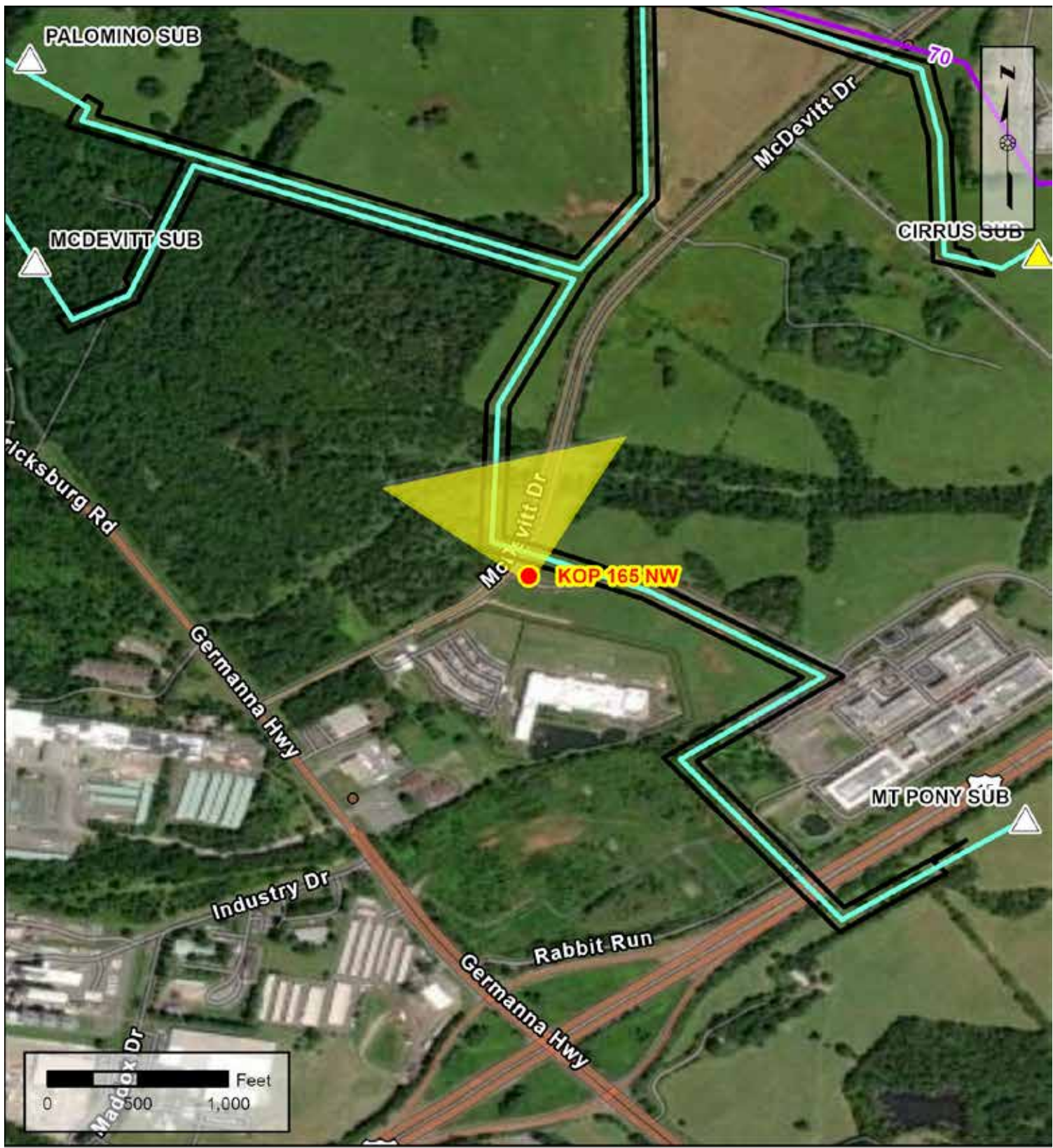


EXISTING CONDITIONS

379

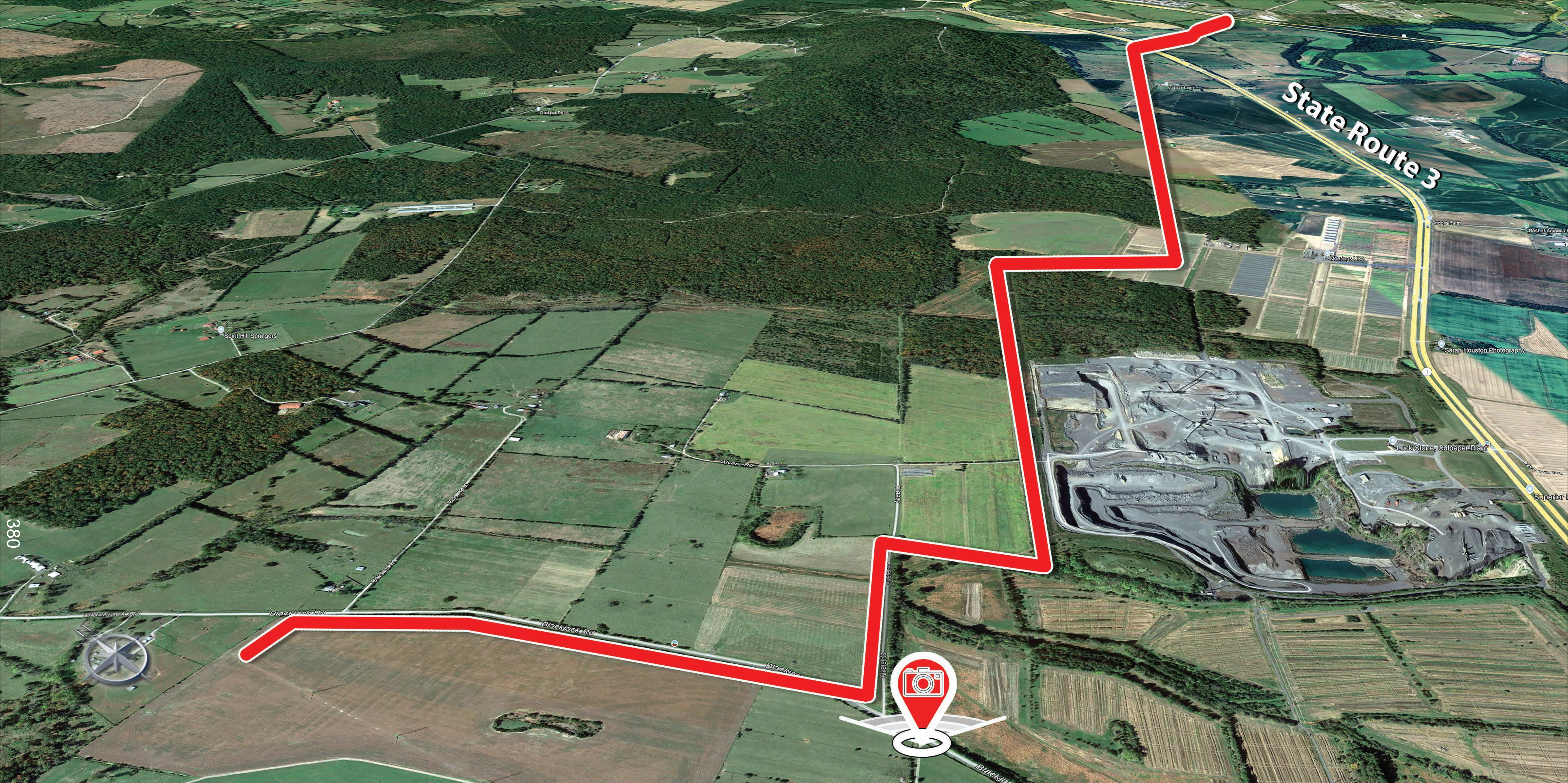


PROPOSED CONDITIONS



- Legend**
- KOP View Direction
 - △ Approved Future Substation
 - △ Proposed Substation
 - △ Existing Dominion Energy Electric Transmission Line
 - Tech Park Route 3
 - ▭ Right of Way

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Culpeper Tech Zone
230kV Electric Transmission Project
Culpeper, Fauquier, and Orange
County, Virginia



Mt. Pony Route 1 



This depiction of the route options serves as a representation of the project area and is not intended for detailed engineering and/or regulatory purposes.



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Culpeper Tech Zone 230kV Electric Transmission Project

Culpeper, Fauquier, and Orange
County, Virginia



Existing Conditions

