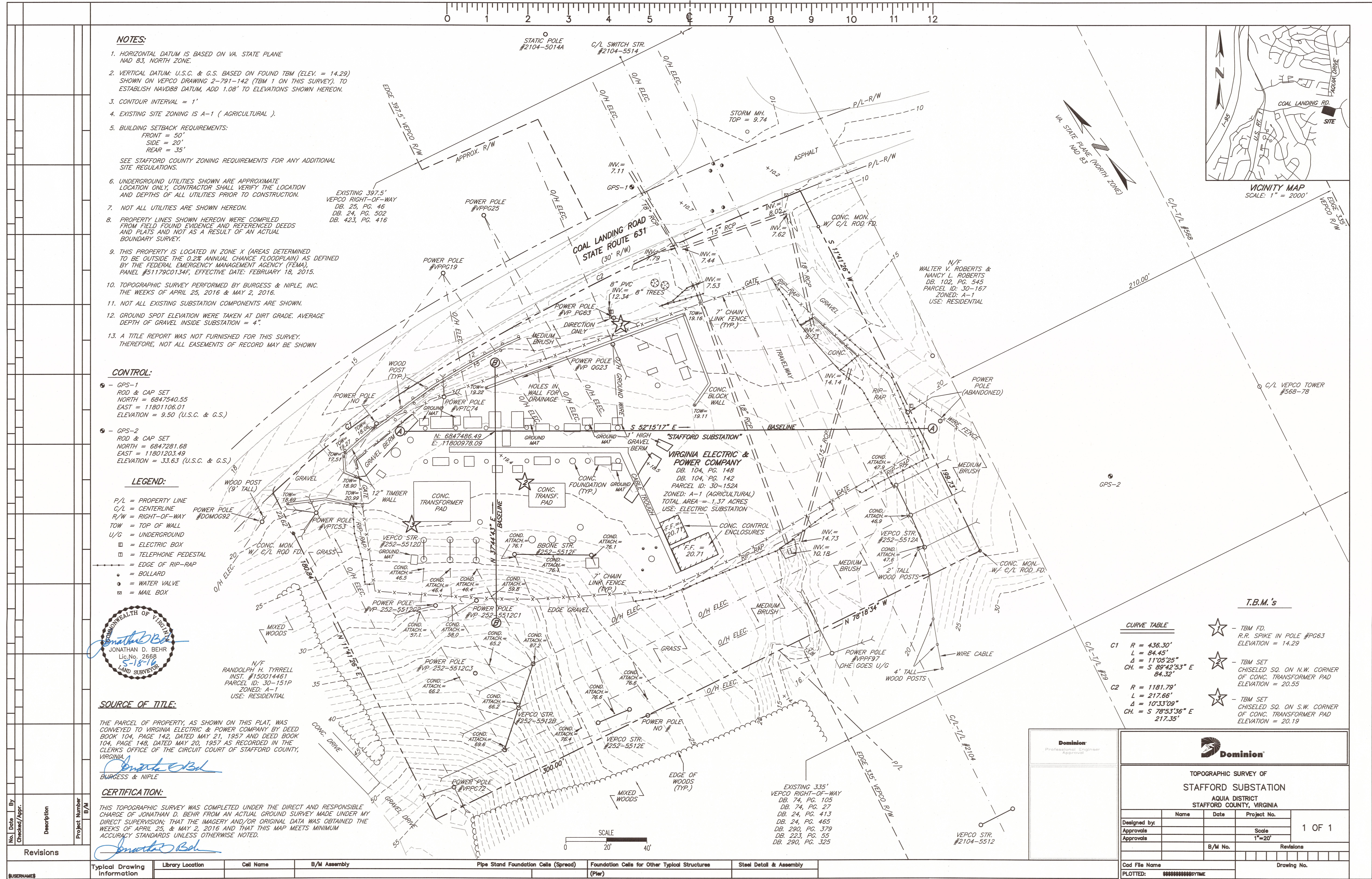




NOTES:

- HORIZONTAL DATUM IS BASED ON VA. STATE PLANE NAD 83, NORTH ZONE.
- VERTICAL DATUM: U.S.C. & G.S. BASED ON FOUND TBM (ELEV. = 14.29) SHOWN ON VEPCO DRAWING 2-791-142 (TBM 1 ON THIS SURVEY). TO ESTABLISH NAVD88 DATUM, ADD 1.08' TO ELEVATIONS SHOWN HEREON.
- CONTOUR INTERVAL = 1'
- EXISTING SITE ZONING IS A-1 (AGRICULTURAL).
- BUILDING SETBACK REQUIREMENTS:
FRONT = 50'
SIDE = 20'
REAR = 35'

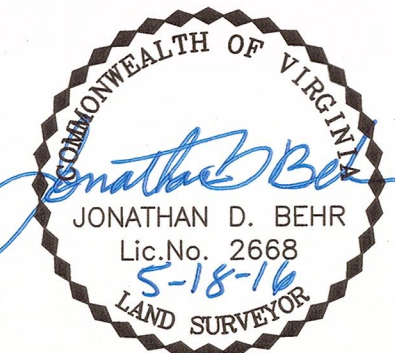
SEE STAFFORD COUNTY ZONING REQUIREMENTS FOR ANY ADDITIONAL SITE REGULATIONS.
- UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATION ONLY. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTHS OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- NOT ALL UTILITIES ARE SHOWN HEREON.
- PROPERTY LINES SHOWN HEREON WERE COMPILED FROM FIELD FOUND EVIDENCE AND REFERENCED DEEDS AND PLATS AND NOT AS A RESULT OF AN ACTUAL BOUNDARY SURVEY.
- THIS PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), PANEL #51179C0134F, EFFECTIVE DATE: FEBRUARY 18, 2015.
- TOPOGRAPHIC SURVEY PERFORMED BY BURGESS & NIPLE, INC. THE WEEKS OF APRIL 25, 2016 & MAY 2, 2016.
- NOT ALL EXISTING SUBSTATION COMPONENTS ARE SHOWN.
- GROUND SPOT ELEVATION WERE TAKEN AT DIRT GRADE. AVERAGE DEPTH OF GRAVEL INSIDE SUBSTATION = 4".
- A TITLE REPORT WAS NOT FURNISHED FOR THIS SURVEY. THEREFORE, NOT ALL EASEMENTS OF RECORD MAY BE SHOWN

CONTROL:

- GPS-1
ROD & CAP SET
NORTH = 6847540.55
EAST = 11801106.01
ELEVATION = 9.50 (U.S.C. & G.S.)
- GPS-2
ROD & CAP SET
NORTH = 6847281.68
EAST = 11801203.49
ELEVATION = 33.63 (U.S.C. & G.S.)

LEGEND:

- P/L = PROPERTY LINE
- C/L = CENTERLINE
- R/W = RIGHT-OF-WAY
- TOW = TOP OF WALL
- U/G = UNDERGROUND
- = ELECTRIC BOX
- = TELEPHONE PEDESTAL
- = EDGE OF RIP-RAP
- = BOLLARD
- = WATER VALVE
- = MAIL BOX



SOURCE OF TITLE:

THE PARCEL OF PROPERTY, AS SHOWN ON THIS PLAT, WAS CONVEYED TO VIRGINIA ELECTRIC & POWER COMPANY BY DEED BOOK 104, PAGE 142, DATED MAY 21, 1957 AND DEED BOOK 104, PAGE 148, DATED MAY 20, 1957 AS RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF STAFFORD COUNTY, VIRGINIA.

CERTIFICATION:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF JONATHAN D. BEHR FROM AN ACTUAL GROUND SURVEY MADE UNDER MY DIRECT SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED THE WEEKS OF APRIL 25, & MAY 2, 2016 AND THAT THIS MAP MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

CURVE TABLE

- C1 R = 436.30'
L = 84.45'
Δ = 11°05'25"
CH. = S 89°42'53" E 84.32'
- C2 R = 1181.79'
L = 217.66'
Δ = 10°33'09"
CH. = S 78°53'36" E 217.35'

T.B.M.'s

- TBM FD. R.R. SPIKE IN POLE #PG63 ELEVATION = 14.29
- TBM SET CHISELED SQ. ON N.W. CORNER OF CONC. TRANSFORMER PAD ELEVATION = 20.55
- TBM SET CHISELED SQ. ON S.W. CORNER OF CONC. TRANSFORMER PAD ELEVATION = 20.19

Dominion
Professional Engineer
Approval



TOPOGRAPHIC SURVEY OF
STAFFORD SUBSTATION
AQUA DISTRICT
STAFFORD COUNTY, VIRGINIA

Designed by:	Name	Date	Project No.
Approvals			Scale 1"=20'
Approvals			1 OF 1
	B/M No.	Revisions	
Cad File Name		Drawing No.	
PLOTTED:	*****SYTIME		