



PRINCE WILLIAM
— COUNTY —

Electrical Utility Services Plan

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ELECTRICAL UTILITY SERVICES PLAN

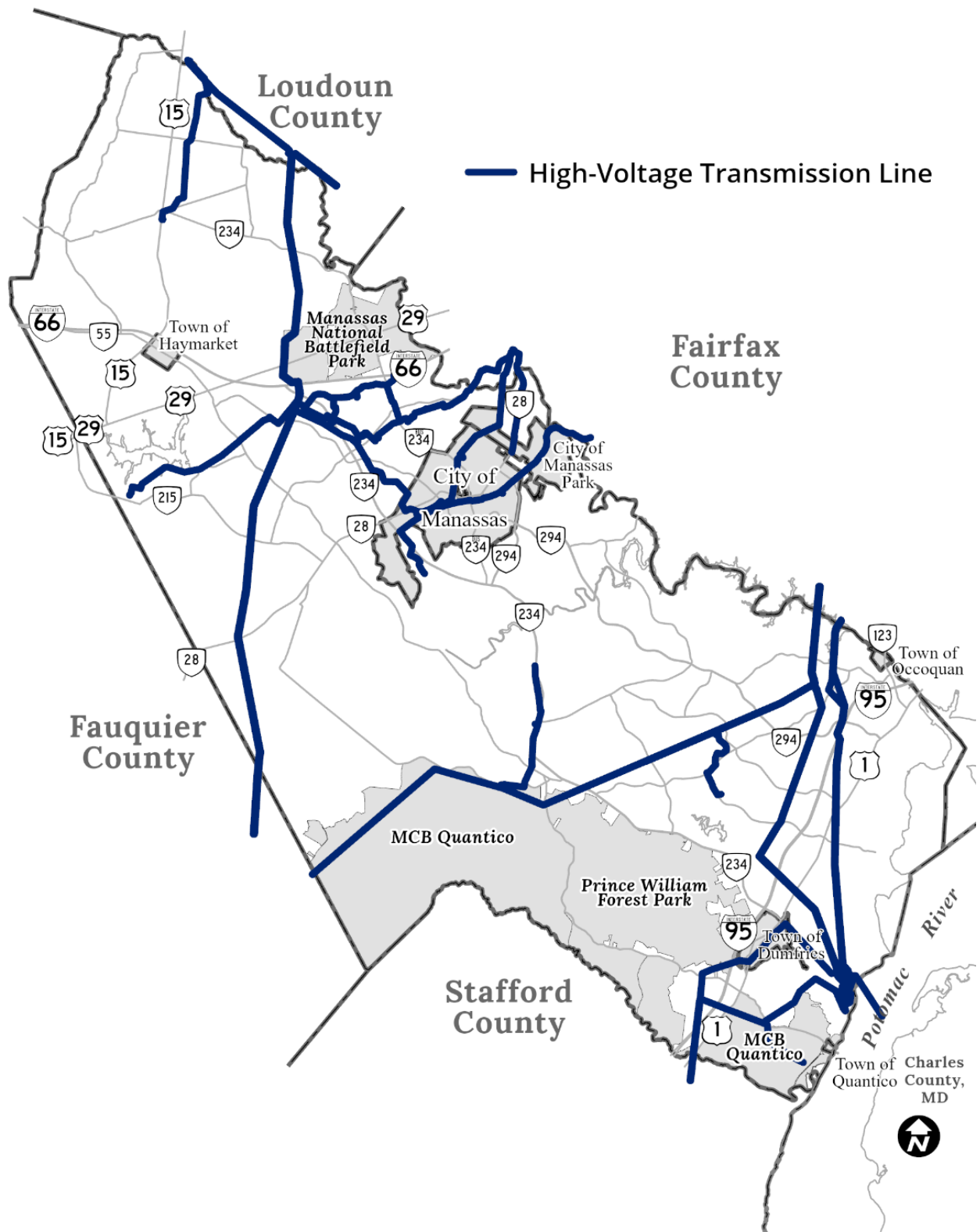
Electrical utility services include high transmission power lines and substations. The need for electrical facilities accelerates commensurate with development. As the need for sites increases, so does the scarcity of appropriate land for construction of these facilities. The policies and action strategies set forth in this plan provide guidance on siting and design issues and are to be used in evaluating land use applications. They should not be interpreted as superseding or amending any requirements of the Zoning Ordinance or other local, state and federal laws pertaining to these issues.

POLICY EU-1

Locate electrical facilities to provide maximum service levels as unobtrusively as possible.

ACTION STRATEGIES

- EU-1.1** Plan for existing and future needs of facilities in conjunction with emerging development designs. All future electric utility lines of 115 kilovolts or more should be identified on EU Figure 1.
- EU-1.2** Continue to improve coordination with utility providers in identifying future facility needs. Work with electrical utility providers to update EU Figure 1 through the Public Facility Review (PFR) process. During the PFR process the utility provider should provide justification for the proposed facility's need. Specify alternative actions and justify why the proposed location and type of facility is the least disruptive.
- EU-1.3** Locate new facilities required to support electrical utility services in areas of commercial or industrial land uses. Locate in residential areas only when other, more suitable land uses are not available, and on parcels, which afford natural screening adjacent to nearby structures or planned land uses. Avoid areas of environmental and cultural sensitivity.
- EU-1.4** Locate future above-ground transmission lines along railroad rights-of-way and industrial corridors, where possible. Placement of transmission lines should not compromise other objectives of the Comprehensive Plan. Visual impact should be a key element in the evaluation of proposed transmission line locations.
- EU-1.5** Construct underground transmission and distribution lines, whenever possible. Locate new lines along existing or planned utility or road rights-of-way, preferably on lot lines which will least disturb future development of the site.
- EU-1.6** Utilize existing towers and poles to support electrical utility services whenever possible, to reduce the need for new towers and poles. However, avoid overloading existing towers and poles with related equipment.
- EU-1.7** Design and site proposed facilities to preserve areas necessary for future right-of-way dedication and ancillary easements for construction of road improvements.



EU Figure 1: High Voltage Transmission Line

POLICY EU-2

Design electrical facilities to minimize negative impacts on existing and future communities.

ACTION STRATEGIES

- EU-2.1** Collocate facilities such as distribution and transmission poles and electrical substations where possible, to minimize visual and neighborhood impacts.
- EU-2.2** Locate future electrical substations on sites, which shield nearby residences from noise, while affording privacy and safety. Provide adequate acreage for expansion of substations and maintain levels of screening to accommodate expansion.
- EU-2.3** Mitigate the visual impact of electrical substations from adjacent development and major roadways by providing for the appropriate screening and buffering of proposed facilities. Land with existing mature vegetation is preferable, as are access roads which obscure entrances, berms which provide screening, and slopes that provide localized lower elevations.
- EU-2.4** Innovative design for substation located in or near existing communities is encouraged. This includes improved and enhanced screening using architectural features and built design.
- EU-2.5** Develop DCSM standards for the proper screening of electrical substations.