

Legend

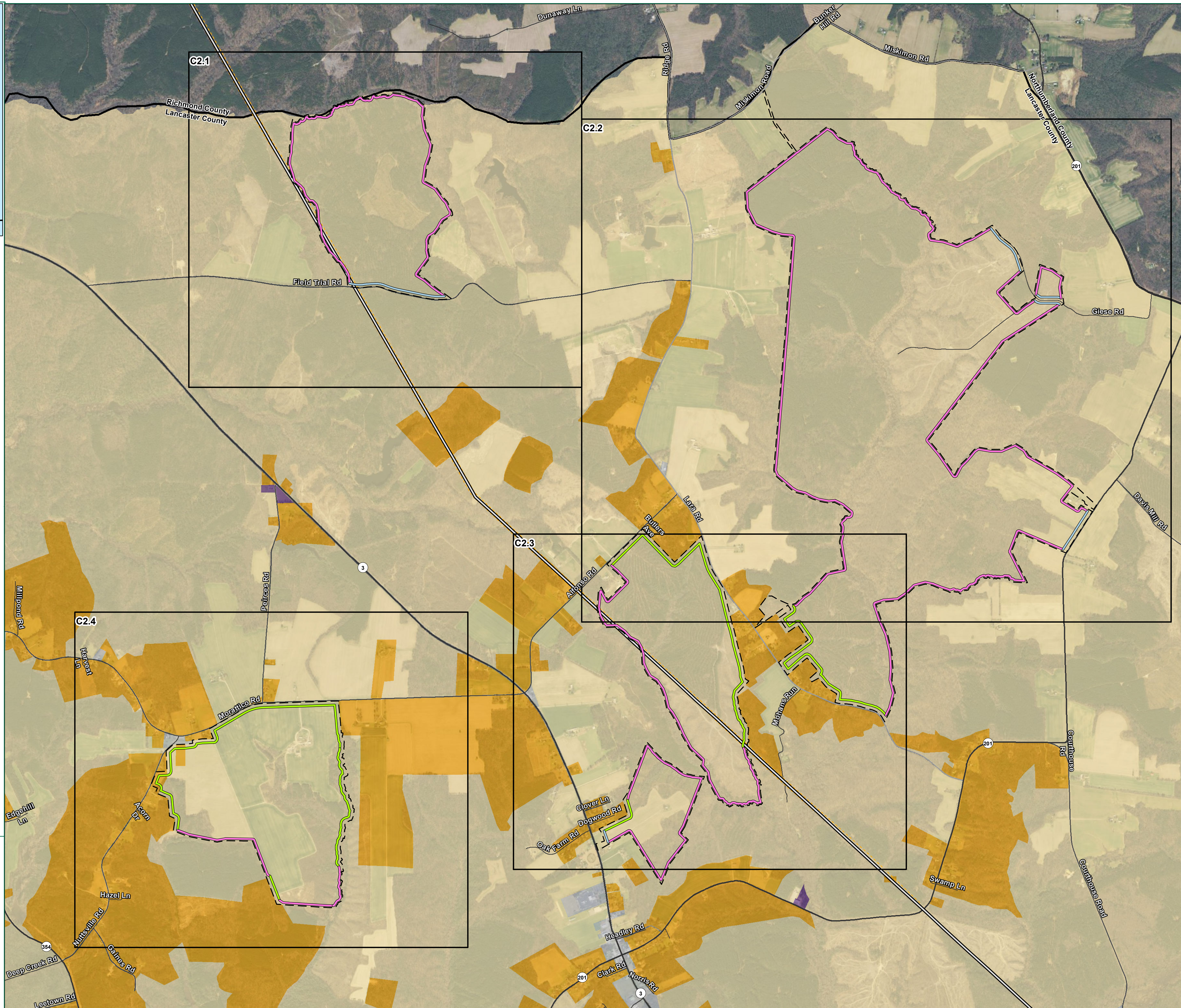
- Parcel Boundary
- Existing Transmission Line
- Existing Transmission Line Easement

Zoning District

- Agricultural (A1; A2)
- Commercial (C1; C2)
- Industrial Limited (M1)
- Residential (R1; R2; R3; R4)

Setback Distance - LF from Property Boundary or ROW

- 50'
- 75'
- 100'



28-5-2(C). Setbacks as required by ordinance or conditioned by the Board of Supervisors for approval of the Special Exception.

1. Front, side, and rear setbacks shall be a minimum of 50 feet. Property lines or leased project area lines bordering a residential district shall require a 100' setback.
2. Parcel side facing a VDOT right of way or other public road setback shall be 75 feet from the edge of the right of way boundary. Parcels along route 200, 354 and route 3 shall have a 250' setback from the edge of the VDOT right of way to closest infrastructure, including perimeter fencing.
3. Side or rear setback facing an existing or leased solar operation or from property owned or leased by the applicant, may be reduced or eliminated by the Board of Supervisors contingent upon a signed affidavit from this party or parties agreeing to such a reduction.
4. Setbacks shall be free of buildings, and any other above ground infrastructure. Driveways for access may enter closer than the setback, if approved, and should move away from the setback as soon as is feasible.

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 1001 Boulders Parkway, Suite 300
 Richmond, VA 23225
 TEL 804-206-6600
 www.timmons.com

PROJECT NAME & LOCATION
WALLER SOLAR
 LANCASTER COUNTY,
 VIRGINIA

DATE: 06/18/2021
 PROJECT NUMBER: 38786.008
 PROJECT NAME: WALLER SOLAR
 DESIGNED BY / DRAWN BY: L. WHEELER

NOTES
 Parcel Boundary has been ALTA surveyed.
 Site layout is for design purposes only. Not for construction.
 Wetlands, streams, and RPAs have been delineated by Timmons Group and are pending confirmation by the ACCOE.
 Floodplain data from FEMA's National Flood Hazard Layer.
 Aerial Imagery and topographic contours from VGIN.

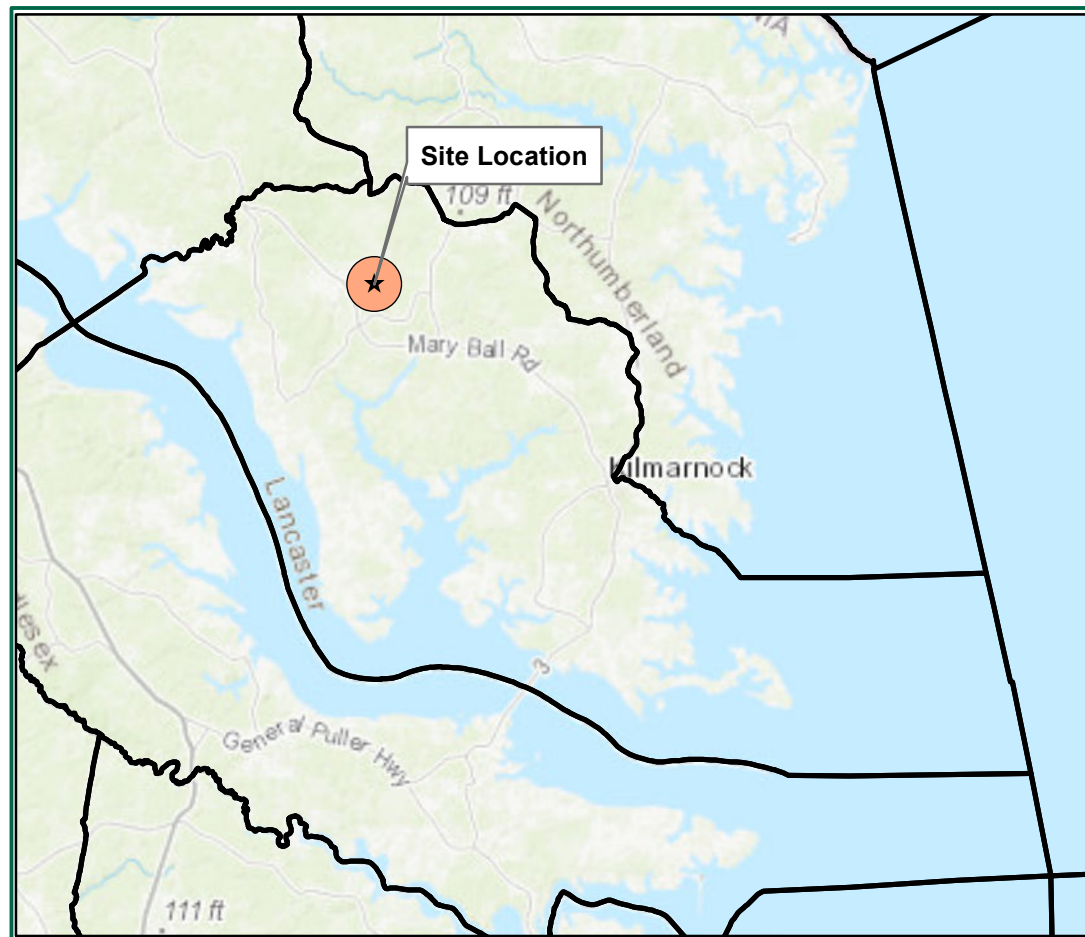
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REVISIONS

#	DATE	DESCRIPTION

DRAWING DESCRIPTION
ZONING AND SETBACK MAP

SCALE (FEET)
 0 1,200 2,400
 PLANS PRINTED AS 11x17 ARE HALF SCALE
 SCALE SHEET NUMBER
 H:1" = 1,200' C2.0

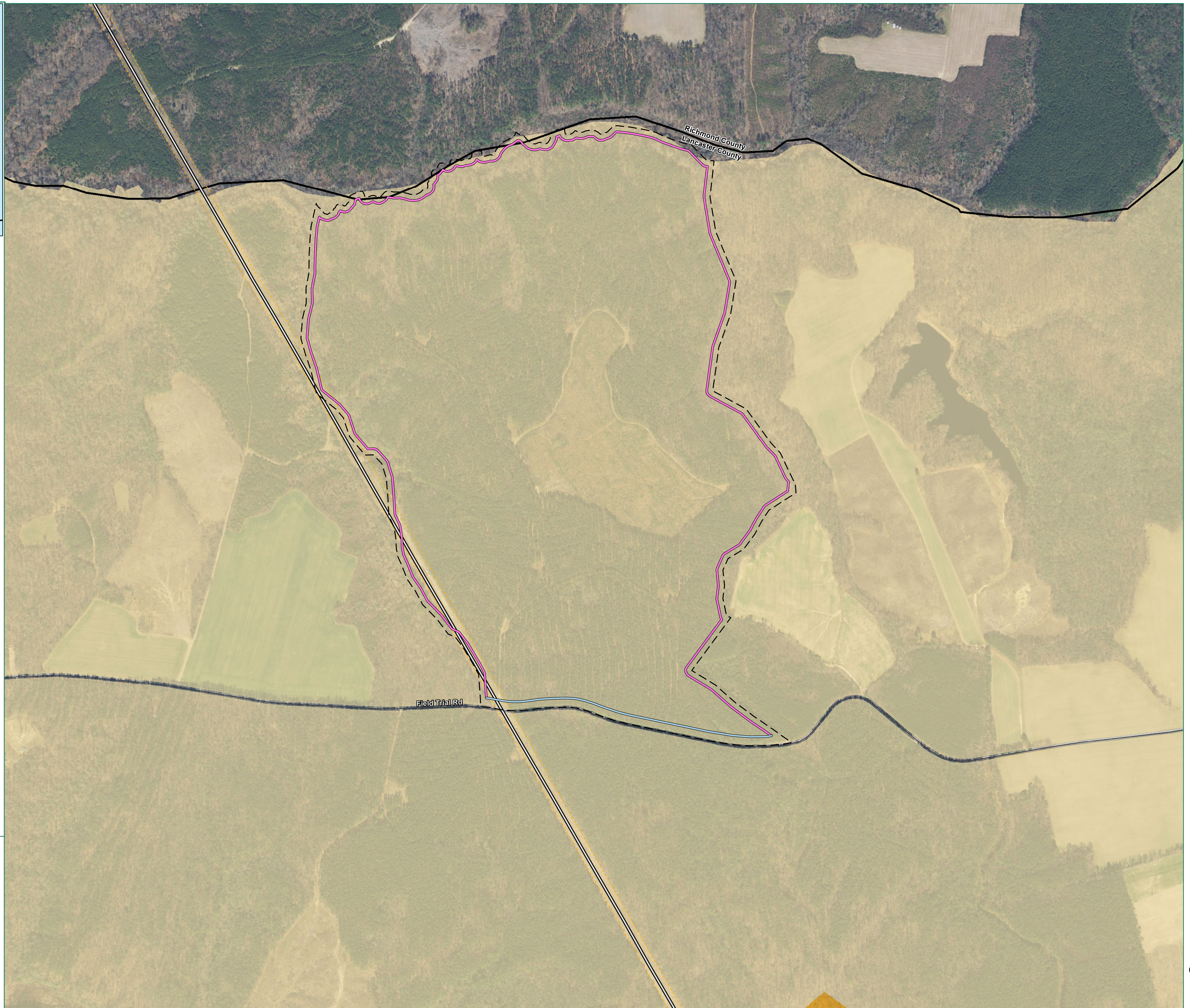


Legend

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OPEN ROAD
 RENEWABLES

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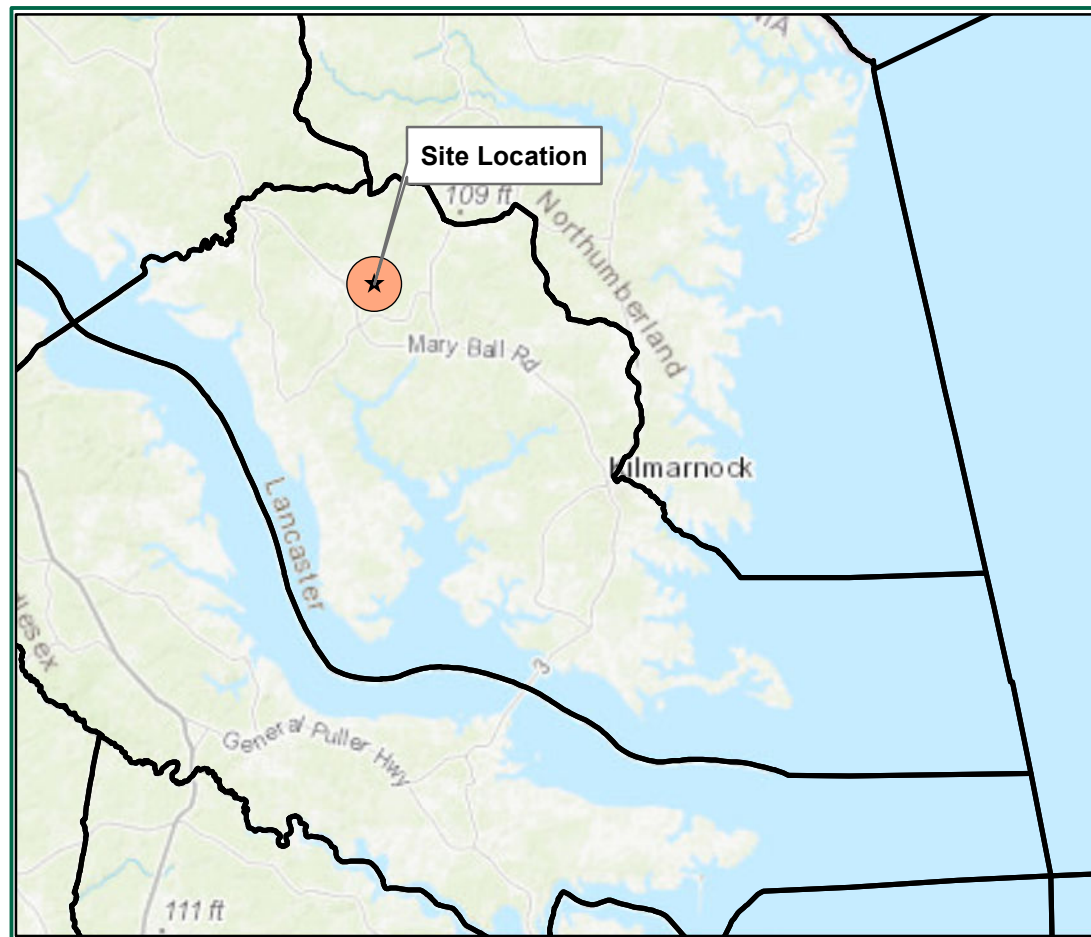
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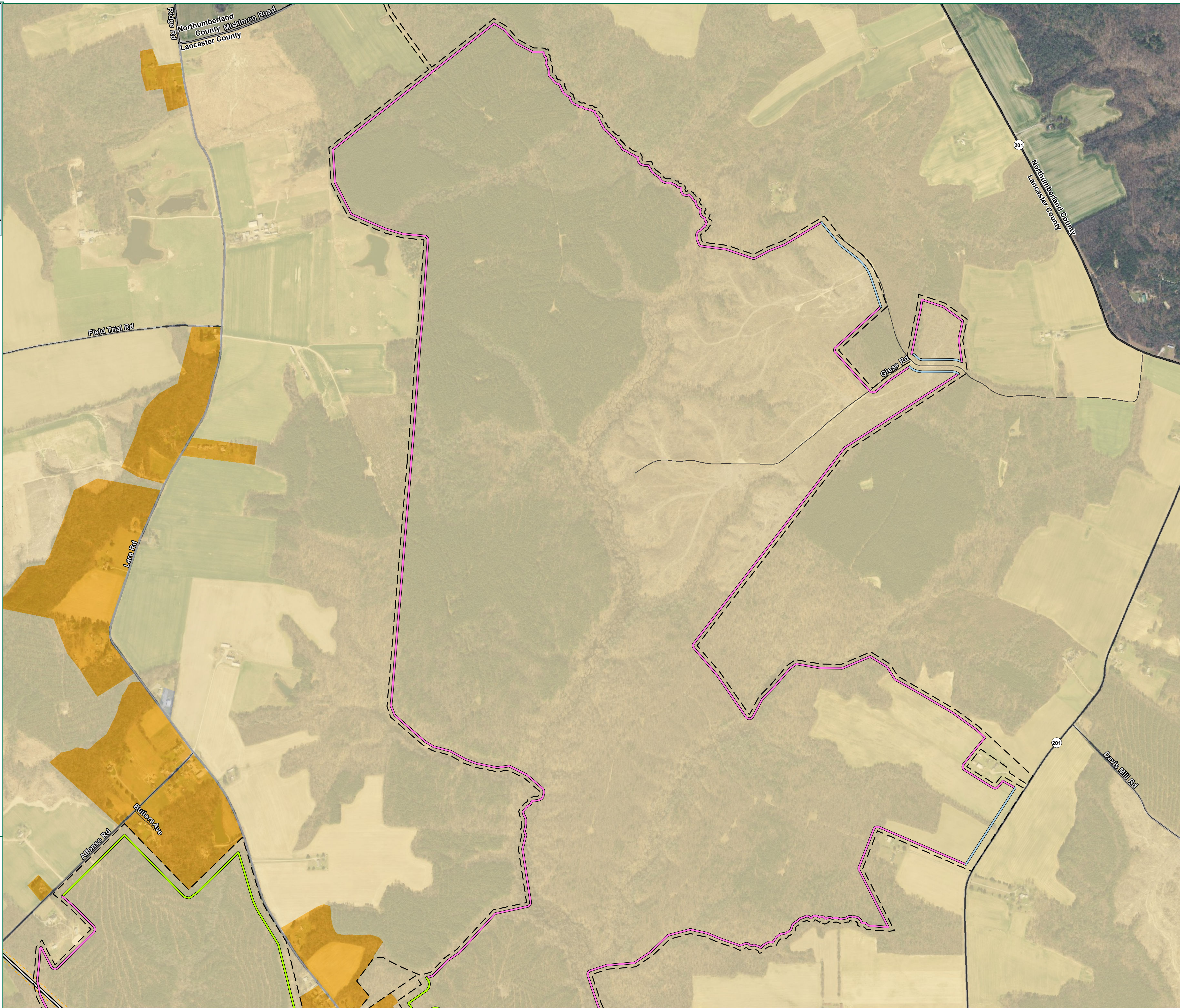
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ZONING AND SETBACK MAP

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 0 400 800
 PLANS PRINTED AS 11x17 ARE HALF SCALE
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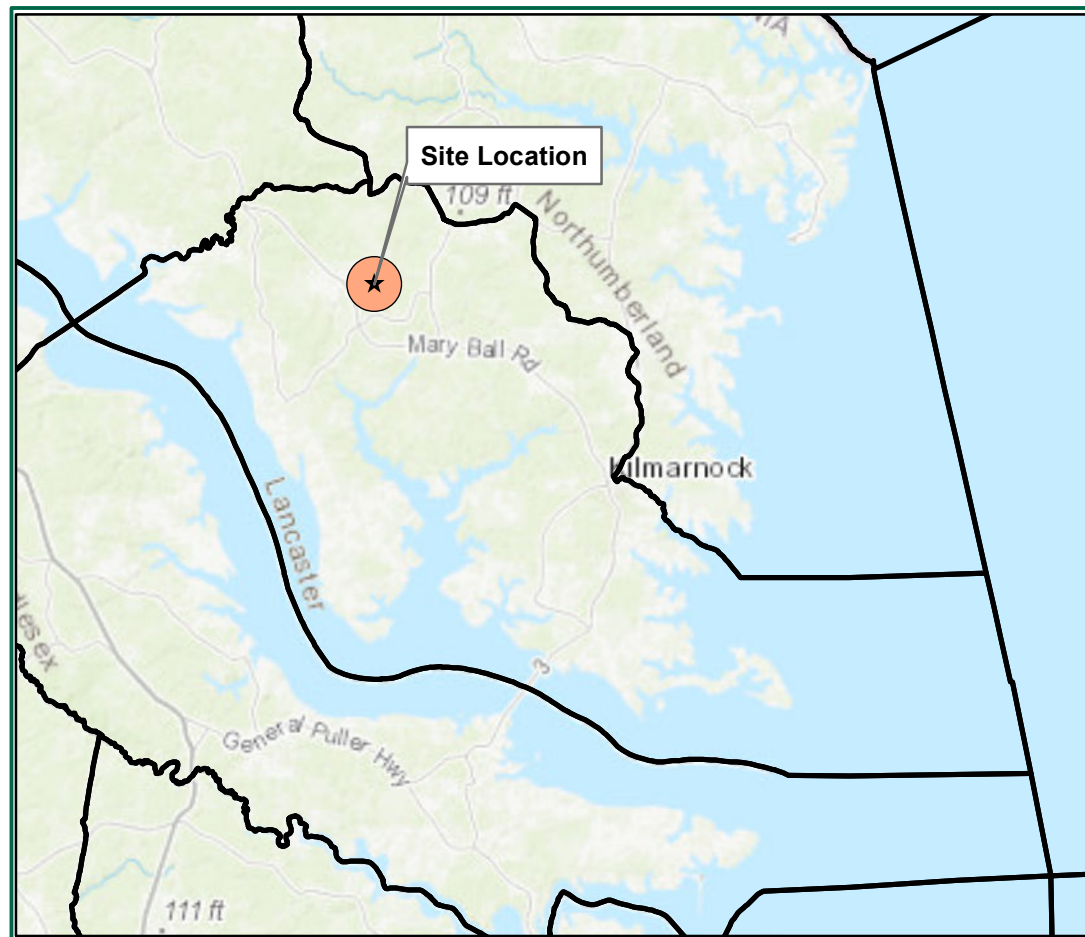
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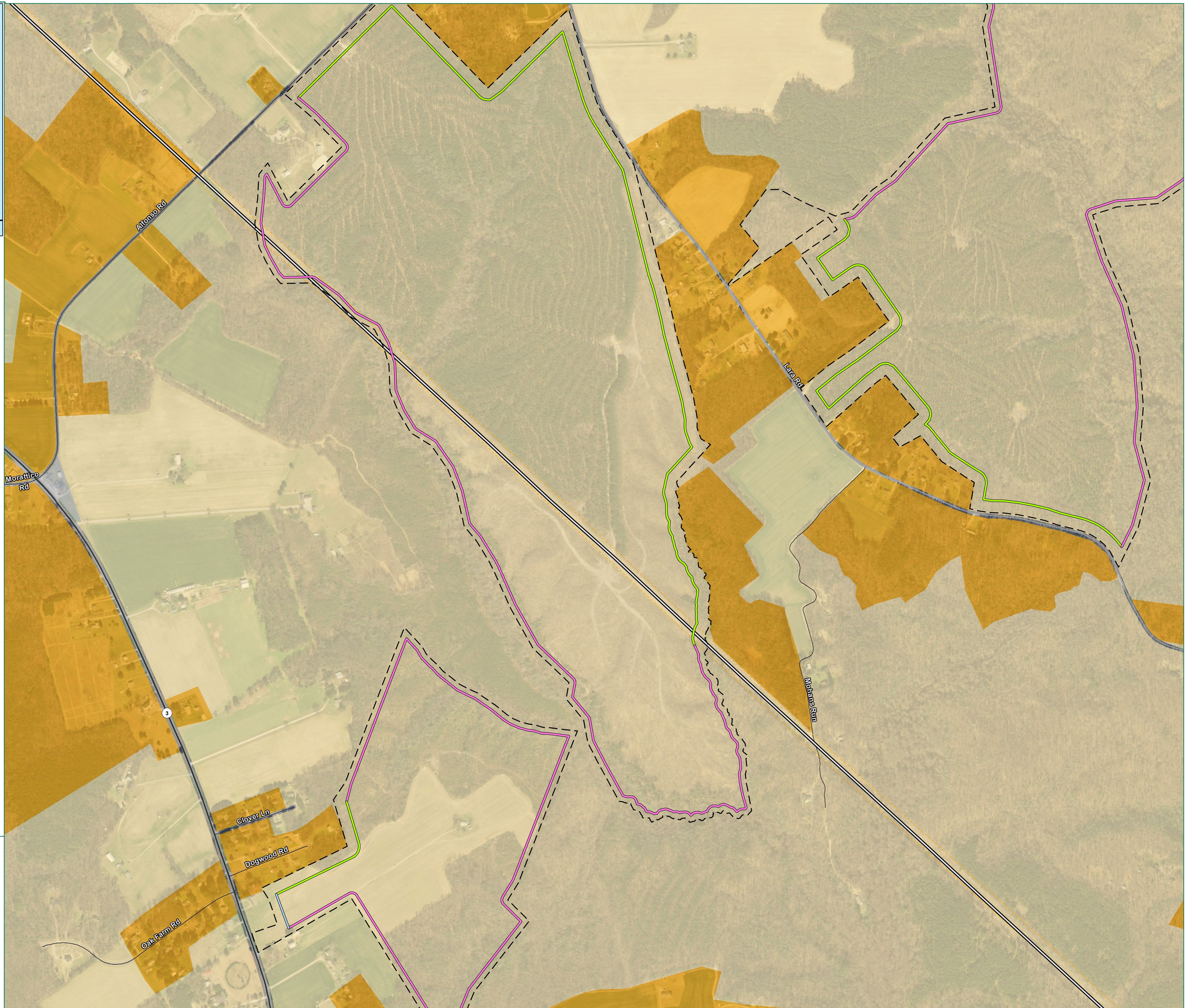
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SCALE (FEET)
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PLANS PRINTED AS 11x17 ARE HALF SCALE
 SCALE SHEET NUMBER
 H:1" = 600' C:2.2



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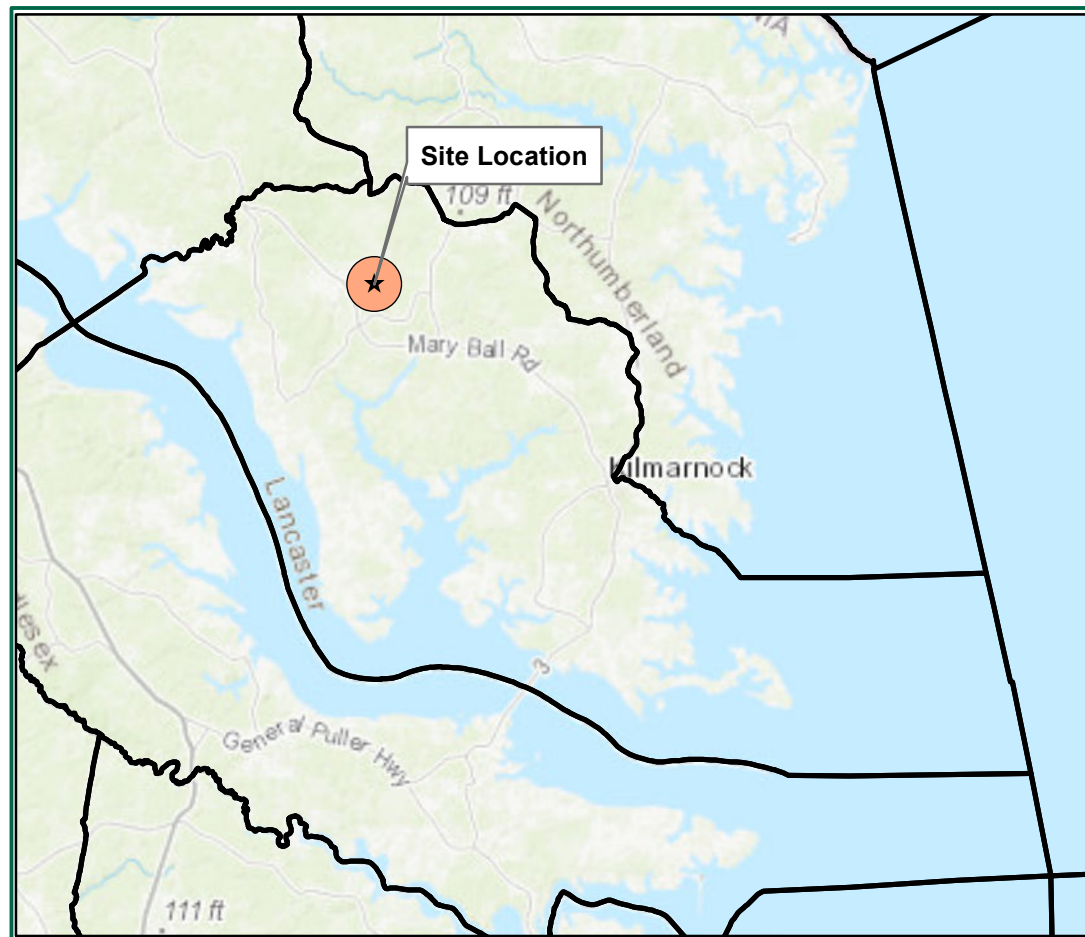
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0	400	800
PLANS PRINTED AS 11x17 ARE HALF SCALE		
SCALE		
H:1" = 400'	C2.3	

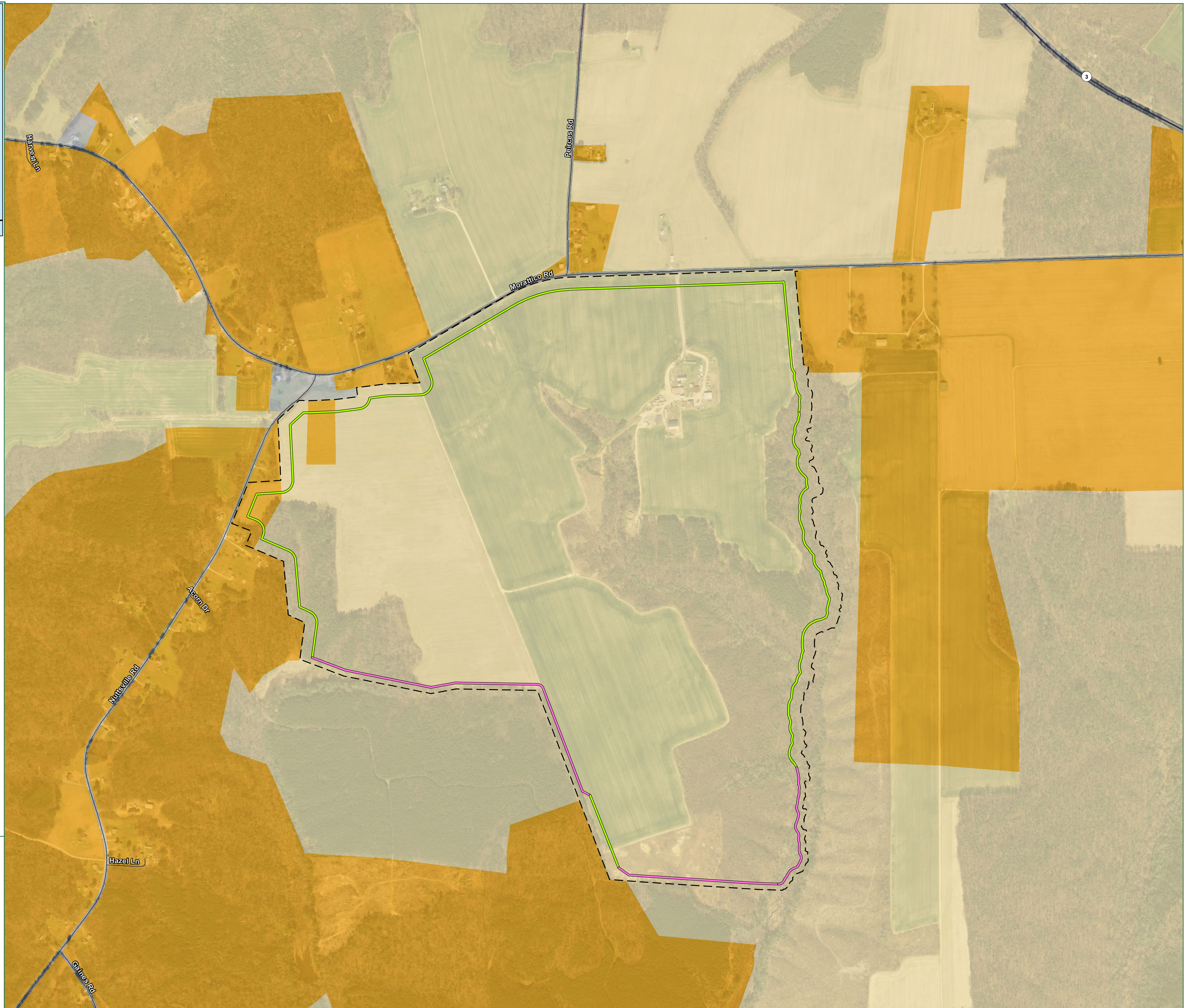


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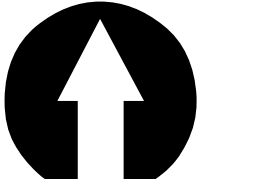
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