ATTACHMENT 2

SPECIAL EXCEPTION/ SPECIAL PERMIT PLAT
MEADOWS FARM NURSERY

SCOTT MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA
AUGUST 1, 2008

ADJACENT OWNER LIST

7906-94-2260-000 N/F POTRE BAJRIBALIS 198 SIPPENS DRIVE STANLEY, VA 22851 15.94 AC RA	7906-69-5191-000 N/F WILLIAM H. PETERS 6479 BEVERLYS HILL ROAD BROAD RUN, VA 20137 5.00 AC RA
7906-96-5796-000 N/F JOHN C. PIERCE FARM, INC P.O. BOX 80 HARRISONVILLE, VA 22558 50.96 AC RA & RC	7906-64-3883-000 N/F ROBERT E. OWENS 6396 BEVERLYS HILL ROAD BROAD RUN, VA 20137 5.00 AC RA
7906-95-9963-000 N/F ROBERT H. HANNA 5151 FAIRVIEW LANE BROAD RUN, VA 20137 5.38 AC RA	6884-37-7664-000 N/F GEORGE HATTON 7250 HATTON ROAD BROAD RUN, VA 20137 5.101 AC RA
7906-76-4836-000 N/F PHILIP C. MCKINNEY 5257 FAIRVIEW LANE BROAD RUN, VA 20137 10.13 AC RA	7906-6-3512-000 N/F FAIRVIEW FARM LTD 6470 BEVERLYS HILL ROAD BROAD RUN, VA 20137 4.96 AC RA
7906-64-5582-000 N/F DAVID C. TAYLOR 5219 FAIRVIEW LANE BROAD RUN, VA 20137 10.10 AC RA	7906-64-3232-000 N/F FAIRVIEW FARM LTD 6470 BEVERLYS HILL ROAD BROAD RUN, VA 20137 4.88 AC RA
7906-65-3917-000 N/F EDA J. LIGHT 6359 BEVERLYS HILL ROAD BROAD RUN, VA 20137 10.16 AC RA	7906-63-3782-000 N/F FAIRVIEW FARM LTD 6470 BEVERLYS HILL ROAD BROAD RUN, VA 20137 4.69 AC RA & RC
7906-65-3605-000 N/F CLARKE F. DODSON 6367 BEVERLYS HILL ROAD BROAD RUN, VA 20137 5.00 AC RA	

VICINITY MAP
SCALE 1" = 2000'

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	OVERALL EXHIBIT
3	SPECIAL EXCEPTION/SPECIAL PERMIT PLAT

GENERAL NOTES

1. PROJECT DESCRIPTION: THIS PROJECT REQUESTS APPROVAL OF A CATEGORY 25 SPECIAL EXCEPTION FOR STORAGE AND DISPLAY OF MATERIALS IN THE 100-YEAR FLOODPLAIN. IN ADDITION THIS PROJECT REQUESTS APPROVAL OF A CATEGORY 18 SPECIAL PERMIT FOR A PLANT NURSERY WITH RETAIL SALES IN THE RURAL AGRICULTURE (RA) ZONING DISTRICT ON APPROXIMATELY 5.0 ACRES OF A 104.3005 ACRE PARCEL OWNED BY FAIRVIEW FARM, LTD.

THE SPECIAL EXCEPTION REQUEST IS FOR THE STORAGE AND DISPLAY OF LANDSCAPING ROCKS AND MATERIALS WITHIN THE 100-YEAR FLOODPLAIN FOR THE MEADOWS FARM NURSERY. STORAGE AND DISPLAY OF MATERIALS WITHIN THE 100-YEAR FLOODPLAIN IS PERMISSIBLE BY APPROVAL OF A SPECIAL EXCEPTION PURSUANT TO SECTION 5-525 OF THE FAUQUIER COUNTY ZONING ORDINANCE. MEADOWS FARM IS REQUESTING THE ABILITY TO USE APPROXIMATELY 2.0 ACRES OF THE NURSERY, WHICH IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN FOR THE STORAGE AND DISPLAY OF THE LANDSCAPING ROCKS AND MATERIALS.

ADDITIONALLY, MEADOWS FARM IS REQUESTING A CATEGORY 18 SPECIAL PERMIT FOR THE ENTIRE NURSERY WITH RETAIL SALES TO INCLUDE THE PROPOSED STORAGE AND DISPLAY AREA. PLANT NURSERY RETAIL SALES IS ALLOWED BY SPECIAL PERMIT PURSUANT TO SECTION 3-303.01 OF THE FAUQUIER COUNTY ZONING ORDINANCE. MEADOWS FARMS IS REQUESTING THAT THESE TWO (2) APPLICATIONS BE CONCURRENTLY CONSIDERED.

2. PIN: 7906-74-5095-000

3. ACREAGE: 104.3005 AC. (PROPERTY)
   5.0 (NURSERY USE)

4. OWNER: FAIRVIEW FARM, LTD
   6470 BEVERLYS HILL ROAD
   BROAD RUN, VIRGINIA 20137

   APPLICANT: MEADOWS FARM NURSERY
   RON MEADOWS
   47054 JOHN MOSBY HIGHWAY
   CHANTILLY, VIRGINIA 20152

5. ZONING: RURAL AGRICULTURE (RA)

   RA CONVENTIONAL ZONING REQUIREMENTS
   PARKFUL LOT SIZE: 3 AC.
   PARKFUL LOT WIDTH: 300 FT
   SETBACKS:
   FRONT: 75 FT (LOCAL COLLECTOR)
   90 FT (MAJOR COLLECTOR)
   105 FT (MAJOR THOROUGHFARE)
   SIDE: 25 FT
   REAR: 25 FT
   PARKFUL BUILDING HEIGHT: 35 FT
   REQUIRED OPEN SPACE: 2.0 AC.

6. EXISTING USE: RETAIL NURSERY

7. PROPOSED USE: RETAIL NURSERY

8. TOPOGRAPHIC INFORMATION TAKEN FROM THE RECORDS OF THE FAUQUIER COUNTY G.I.S. OFFICE.
   CONTOUR INTERVAL: 5 FT
   DATUM: USGS

9. BOUNDARY INFORMATION TAKEN FROM THE RECORDS OF THE FAUQUIER COUNTY G.I.S. OFFICE AND SUPPLEMENTED BY THIS FIRM.
   NO TITLE REPORT FURNISHED

10. PROPOSED ACCESS WILL BE VIA EXISTING ENTRANCE ON LEE HIGHWAY (ROUTE 15/29). THERE IS NO DEDICATION ASSOCIATED WITH THIS SUBDIVISION.

11. CONSTRUCTION STANDARDS SHALL CONFORM TO FAUQUIER COUNTY AND/OR VDOT STANDARDS.

12. SOILS INFORMATION PROVIDED BY THE FAUQUIER COUNTY G.I.S. OFFICE AS TAKEN FROM THE FAUQUIER COUNTY SOIL SURVEY.

ENGINEER'S CERTIFICATE

I, JAMES R. ASHLEY, A LICENSED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THIS PLAN MEETS ALL APPLICABLE STATE AND LOCAL STANDARDS.

BY: JAMES R. ASHLEY, P.E. VA 026773 — 8-13-08

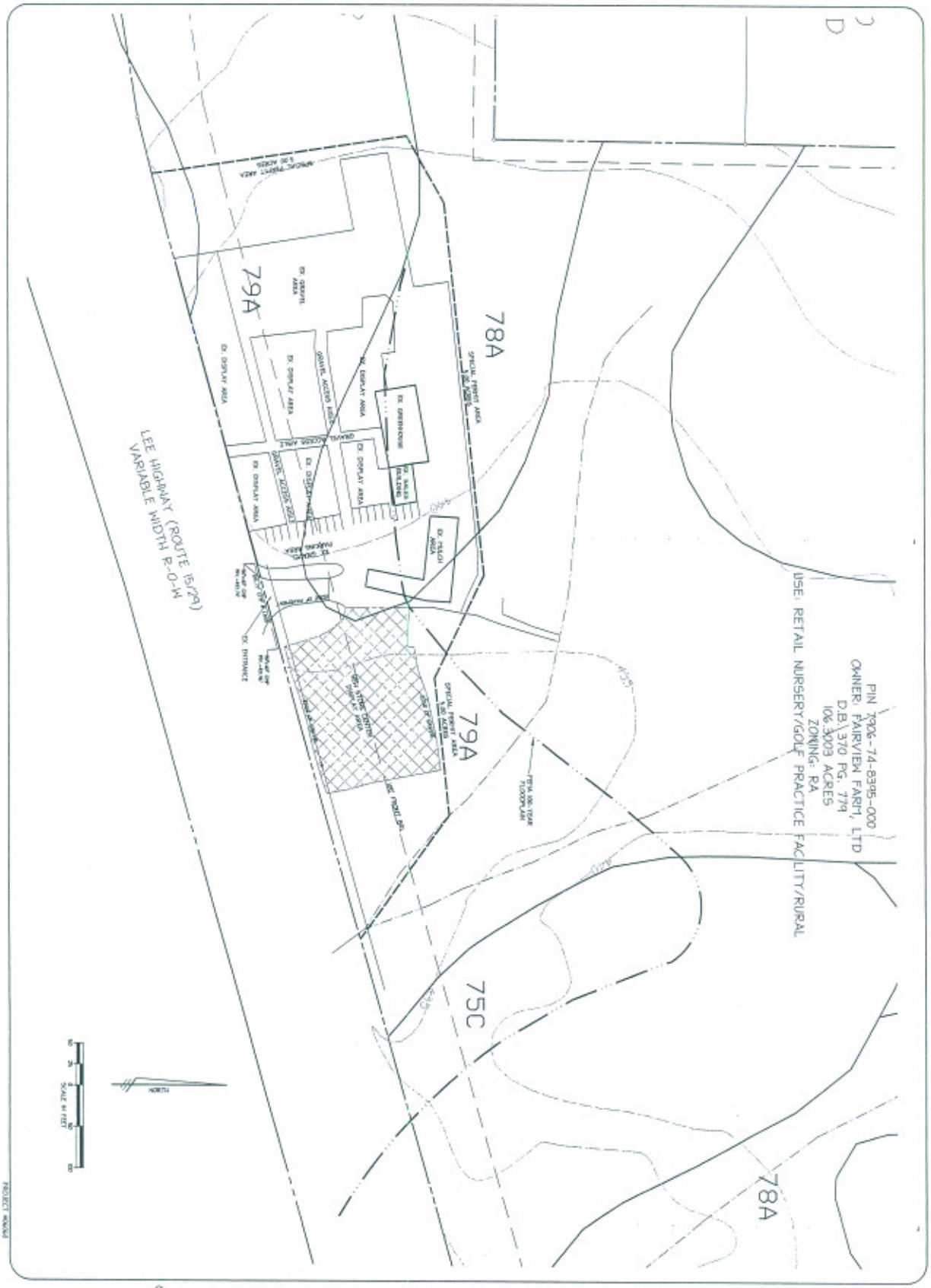
SEAL & SIGNATURE

SPECIAL EXCEPTION/SPECIAL PERMIT PLAT
MEADOWS FARM NURSERY
SCOTT MAGISTERIAL DISTRICT
FAUQUIER COUNTY, VIRGINIA
PLAN DATE: AUGUST 1, 2008

CARSON ASHLEY
ENGINEERS . SURVEYORS . PLANNERS
410 Rosedale Court · Suite 200 · Warrenton, Virginia 20186
Phone: (540) 347-9191 · Fax: (540) 349-1905
www.carson-ashley.com

P:\06060\Plan\SE\01-06060 SE COVER.dwg, 8/13/2008 10:37:38 AM, cfloyd

P:\06060\Plan\SE\03-06060 SE-SP PLAT.dwg, 8/13/2008 10:40:15 AM, cfloyd



PROJECT NAME

SPECIAL EXCEPTION/SPECIAL PERMIT PLAT
MEADOWS FARMS NURSERY

SCOTT MAGISTERIAL DISTRICT

FAUQUIER COUNTY, VIRGINIA

DATE: AUGUST 12, 2008
SCALE: 1" = 50'
SHEET 3 OF 3

CARSON ASHLEY
ENGINEERS . SURVEYORS . PLANNERS
410 Rosedale Court - Suite 200 - Warrenton, Virginia 20186
Phone: (540) 347-9191 - Fax: (540) 349-1305
www.carson-ashley.com