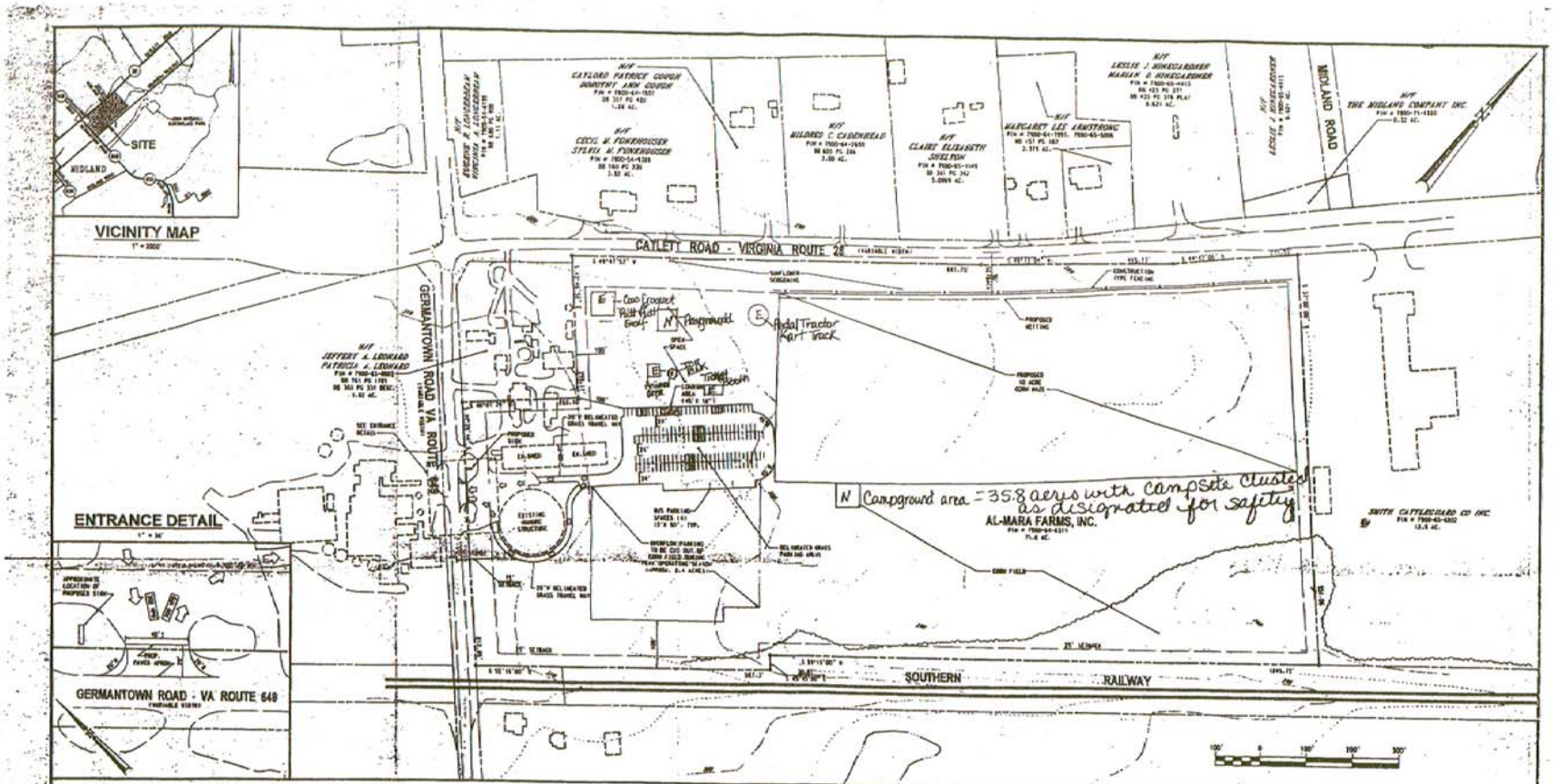
ATTACHMENT 1



SITE DATA

THIS SITE IS LOCATED ON F.C.M.# 7900-64-4715.
THE PARCEL CONSOLIDATION PLAT IS RECORDED IN DB 363 PG 313 OF THE LAND RECORDS OF FAUQUIER COUNTY.

OWNER - AL-MARA FARMS, INC.
AREA OF TRACT - 3.8 AC
ZONED - I-2
MINIMUM LOT SIZE - 2.0 AC
MINIMUM WIDTH - 200 FT
YARD REQUIREMENTS - FRONT 75' FROM ℄ OF LOCAL COLLECTOR (RT. ROUTE 649)
90' FROM ℄ OF MAJOR COLLECTOR (RT. ROUTE 28)
SIDE 25 FT NON RES. SIDE
REAR 25 FT NON
EXISTING USE - DAIRY AND CROP FARM
PROPOSED USE - FARM TOURS, HAY RIDES, ANTIQUE FARM EQUIPMENT DISPLAY, FARM ANIMAL VIEWING AND PETTING AREA, CHILDRENS PLAY AREA, STRAW BALE MAZE, PEDDLE TRACTOR COURSE, "TOM THUMBS" PRODUCE GAME WITH FARMING NOVELTY, PUMPKIN PATCH (SEASONAL), CORN-HOLD MAZE (SEASONAL).
MAXIMUM LOT COVERAGE PERMITTED - 70%
LOT COVERAGE PROPOSED - APPROX. 10%
MAXIMUM BUILDING HEIGHT PERMITTED IS 45 FT.

PARKING TABULATION

REQUIRED: ONE (1) SPACE FOR THE FIRST 10,000 SF OF GROSS AREA PLUS ONE (1) SPACE FOR EACH ADDITIONAL 20,000 SF = 28 SPACES

PROVIDED: 141 SPACES = 2.4 AC. OVERFLOW PARKING AREA
1 LOADING SPACE
6 BUS PARKING SPACES

NOTES

1. SPECIAL EXCEPTION WAS APPROVED ON JUNE 30, 2004 AS SE 01-CH-17 FOR CLASS C SPECIALTY AND NON-SPECTATOR EVENTS AND ACTIVITIES.
2. ALL GRASS AREAS USED FOR PARKING SHALL BE MOWED AND MAINTAINED AS TO MINIMIZE THE RISK OF VEHICLE AND FIELD FIRES.
3. RESTROOM FACILITIES SHALL BE PROVIDED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS. PET PROOF PERMITS WILL BE REQUIRED FOR EACH 100 PARKING AND TEMPORARY FOOD PERMITS AND/OR VENDING MACHINES WILL NEED TO BE OBTAINED IN ORDER TO PROVIDE FOOD SERVICE.
4. NO EVENTS OF ACTIVITIES SHALL OCCUR BEFORE 9:00am AND ALL EVENTS MUST CONCLUDE NO LATER THAN 10:00pm. SUNDAY EVENTS SHALL NOT BE SCHEDULED PRIOR TO 12:30pm SO AS NOT TO INTERFERE WITH LOCAL CHURCH SERVICES.
5. THERE SHALL BE NO MORE THAN 1,000 ATTENDEES ON SITE AT ANY ONE TIME, AND NO EVENT SHALL LAST MORE THAN THREE (3) CONSECUTIVE DAYS.
6. THE OWNER SHALL PROVIDE SECURITY, EMERGENCY TRAFFIC CONTROL, SANITATION AND REFRESHMENT SERVICES AT LEAST 30 DAYS PRIOR TO MAJOR EVENTS. ALSO MUST PROVIDE WRITTEN PROOF TO THE ZONING ADMINISTRATOR THAT THE FOLLOWING AGENCIES HAVE BEEN CONSULTED AND THAT ANY NECESSARY APPROVALS/PERMITS HAVE BEEN OBTAINED: FAUQUIER COUNTY SHERIFF'S OFFICE, VIRGINIA DEPT. OF TRANSPORTATION, FAUQUIER COUNTY EMERGENCY SERVICES, AND THE FAUQUIER COUNTY HEALTH DEPARTMENT.
7. ANY RETAIL USE ASSOCIATED WITH THIS USE SHALL BE EITHER ACCESSORY TO THE USE OR CONDUCTED BY AND FOR THE BENEFIT OF A NON-PROFIT, TAX EXEMPT ORGANIZATION. ALSO MUST PROVIDE THE NAME, ADDRESS AND CONTACT PERSON FOR EACH ENTITY CONDUCTING RETAIL SALES AT THE EVENT TO THE ZONING ADMINISTRATOR AT LEAST 30 DAYS PRIOR TO THE EVENT.
8. THE PROPERTY SHOWN HEREON IS CURRENTLY OWNED BY ROBERT M. LEONARD AND ALMA C. LEONARD AS FOUND IN DEED BOOK 363, PAGE 331 OF THE FAUQUIER COUNTY LAND RECORDS.
9. THE SIGN DEPICTED ON THIS PLAN IS FOR GENERAL PURPOSES ONLY. SIGNS FOR THIS SITE ARE TO CONFORM TO THE REQUIREMENTS OF ARTICLE 5 OF THE FAUQUIER COUNTY ZONING ORDINANCE.
10. WITHIN THE CORN MAZE AREA, NETTING SHALL BE PROVIDED ALONG THE ROUTE 28 FRONTAGE TO PROHIBIT MOVEMENT INTO AND OUT OF THE CORN MAZE FROM ROUTE 28.

RECEIVED
MAY 14 2004
FAUQUIER COUNTY
COMMUNITY DEVELOPMENT