

TOWN OF WARRENTON, VIRGINIA

18 Court Street, P.O. Drawer 341

Warrenton, VA 20188-0341

(540) 347-2405

LAND DEVELOPMENT APPLICATION

NO. _____

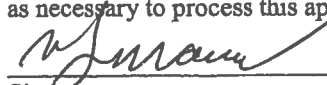
Application is hereby made for a zoning permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to all Town and State Laws and Ordinances and which are hereby agreed to by the undersigned and which shall be deemed a condition entering into the exercise of this permit. The permit is valid for six (6) months from date of issuance. If not renewed prior to expiration, this permit is null and void.

TYPE OF DEVELOPMENT:

- | | | | | |
|--|--|--|---|---|
| ☐ Preliminary Plat | ☐ Amendment | ☐ Boundary Adjustment | ☒ Zoning/Rezoning | ☐ Variance |
| ☐ Final Plat | ☐ Comp Plan Amendment | ☐ Land Disturbance | ☐ Sign - Permit # _____ | ☐ Other, Specify Below |
| ☐ Site Development Plan | ☐ Zoning Ordinance Text Amendment | ☐ Site Plan Waiver | ☐ Temporary Use or Structure | |
| ☐ Special Exception | ☐ Special Use Permit | ☐ Sketch/Concept Plan | ☐ Record Plat | |

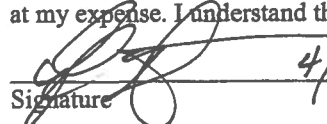
PURPOSE OF REQUEST: Rezoning to PSP allow office use for Polysonics.**Record Owner as shown on deed:**Last Name: Mauroner First Name: Norman Phone(Day): 5403475512Mailing Address: 9009 Springs Road, Warrenton VA 20186**Applicant:**Last Name: Jacobs First Name: Gordon Phone(Day): 540.341.4988Mailing Address: 405 Belle Air Lane, Warrenton, VA 20186Parcel Identification Number: 6984-02-2554- Zoning District: R15 Subdivision: _____ Lot No.: _____Subject Property Street Address: 555 Hospital Drive, Warrenton, VA 20186Acreage: 1.3 Street Frontage: _____ Existing Structures(Number & Type): 1 medical office Existing Use: medical**OWNERS AFFADAVIT:**

I have read this application, understand its intent and freely consent to the filing. Furthermore, I have the power to authorize and hereby grant permission for the Town of Warrenton officials and other authorized government agents on official business to enter the property as necessary to process this application.

	<u>4/15/2021</u>	<u>NORMAN L MAURONER</u>	<u>4/15/2021</u>
Signature	Date	Print Name	Date

APPLICANT'S AFFADAVIT:

The information provided is accurate to the best of my knowledge. I acknowledge that all test, studies, and other requirements of the Town of Warrenton Zoning Ordinance and Subdivision Ordinance and other requirement of review/approval agencies will be carried out at my expense. I understand that the Town may deny, approve or conditionally approve that for which I am applying.

	<u>4/16/2021</u>	<u>Gordon E Jacobs</u>	<u>4/16/2021</u>
Signature	Date	Print Name	Date

Date Stamp

TOWN OF WARRENTON, VIRGINIA
21 Main Street, P.O. Drawer 341
Warrenton, VA 20186
(540) 347-1101



LAND USE APPLICATION:

AFFIDAVIT

NO. _____

This affidavit certifies that the party listed, who is listed as the Applicant's Representative on a land use application, has been granted authorization to make an application and act on behalf of a property owner. It must be filled out completely by the property owner if another party is submitting an application(s) on the owner's behalf. This form must be notarized and must be submitted prior to issuance. Copies of affidavits are unacceptable.

I, NORMAN L MAURONER JR am the owner of the property listed below and I certify that I have granted, Gordon Jacobs as my duly authorized agent and give permission to make a land use application and act on my behalf for the following address:

555 Hospital Drive, Warrenton, VA
for the land use application of Gordon Jacobs of Polyconics, Taking title in
name of TopHatt Properties, LLC. OFFICE

Signature of Property Owner: _____

Date: 4/10/2021

(FOR NOTARY USE ONLY)

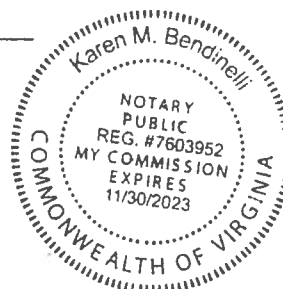
State/District of Virginia City/Town/County of Fauquier
a Notary Public in and for the aforesaid hereby certify that the following person:

Norman L Mauroner Jr.

appeared before me in the State/District and City/Town/County aforesaid and executed this affidavit on the following date (month, day, and year): APRIL, 15th 2021

Notary Signature: Karen M Bendinelli Registration Number: 7603952

My Commission Expires: 11-30-2023





Pre-Application Meeting Form

PLANNING & COMMUNITY DEVELOPMENT

Lower Level

18 Court Street, Warrenton, VA 20186

Phone: 540-347-2405

Email: Planning@warrentonva.gov

Facsimile: 540-349-2414

Project Name: Polysonics at 555 Hospital Drive

Type of Application: Rezoning

PIN #(s): 6984-02-2554-000

Parcel Address: 555 Hospital Drive, Warrenton, VA 20186

Acreage: 1.3

Existing Zoning: R15

Proposed Zoning: PSP

Ward: 4

Contact Information: *Note: Email will be the primary method of contact unless otherwise specified.*

Representative (to be principal contact): Gordon Jacobs

Phone #: 540.341.4988

Cell #:

Email: gordonj@polysonics.com

Applicant(s): Gordon Jacobs of Polysonics. Taking title in name of TopHatt Properties, LLC

Representative (to be principal contact):

Phone #:

Cell #:

Email:

Applicant(s):

Representative (to be principal contact):

Phone #:

Cell #:

Email:

Applicant(s):

Representative (to be principal contact):

Phone #:

Cell #:

Email:

Applicant(s):

By this submission, I hereby grant permission for Town of Warrenton officials to enter the property for purposes solely related to this application.

(Please initial)

Requested Date of Pre-Application Meeting: ASAP

Number attending: 4

Names of attendees: Ed Wright, Gordon Jacobs, Ed Martin, Norman Mauroner

Note: Property Owner, Applicant/Developer and Project Planner/Engineer/Attorney/Surveyor should attend.

Does anyone in your party have special needs? ☒ No ☐ Yes, list:

Have you discussed this proposal with anyone on staff? ☐ No ☒ Yes, who? Kelly

Is this an active project in the Town or subject to prior approvals? ☒ No ☐ Yes, list:

Projected Traffic Generation (vehicle trips per day): 25

Is there a Floodplain on this property? no



Pre-Application Meeting Form

PLANNING & COMMUNITY DEVELOPMENT

Lower Level

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Phone: 540-347-2405

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Pre-Application Meeting Submission:

Required Materials:

- ☐ 3 copies of this **Pre-Application Meeting Form**, including a complete description of the proposed project.
- ☐ 3 copies **Description of Project**, complete out below or attach.
- ☐ 3 copies **Specific Issues to Discuss Relative to the Project**, complete below or attach.
- ☐ 3 copies of a **Concept Plan** showing the generalized layout of the proposed development, including lots and/ or buildings, anticipated use, access points, open space areas, off-street parking, improvements to existing streets, stormwater areas and similar information. The amount of information needed will depend on the scope of the project. Engineered plans are not expected at this stage and the information should derive from existing data sources such as the County GIS system and existing surveys.

The Concept Plan should be no larger than 24" x 36", use a standard engineering scale between 1" = 10' and 1" = 200', and include:

- ☐ Date of plan and north arrow.
- ☐ Current use of project parcel(s) and adjacent parcels. Total project site acreage.
- ☐ **Digital PDF Copy of all submission materials** *(Please note, if provided, Flash Drives will be returned)*

Recommended Materials:

Please include as much of the following information as possible. The more information that is provided, the better able Staff will be to identify issues and problem areas. If you have any questions or need help in obtaining information, please call Community Development Staff.

- ☐ Topographic contours with intervals no greater than 5 feet.
- ☐ Existing drainage facilities, including major culverts, ponds and streams.
- ☐ The Health Department would like the location of all wells and location (or approximate) of the drainfield.
- ☐ All existing restrictions on the use of the land, including easements and covenants.
- ☐ Soil information from County maps.

All items listed above should be submitted by **4:00 p.m.**, two weeks prior to the requested meeting date.

Please mail or deliver the above items to:

Community Development
PO Box 341 (Mailing Address)
18 Court Street (Physical Location)
Warrenton, VA 20186



Pre-Application Meeting Form

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Rezone property from R15 to PSP to allow office use for Polysonics. No changes to site or building.

Current use medical Clinic

Specific Issues to Discuss Relative to the Project:

Easement - See attached

Official Office use Only: _____ Received Stamp: _____

Scheduled Meeting Date: _____

Time: _____

Location: _____

Scheduled by: _____



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WJ (Please initial)

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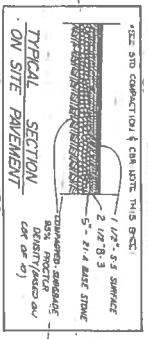
STO. COMPACTON & CRB NOTE
 Construction Note: Travel areas are to be compacted to 95 percent of maximum density at optimum moisture as determined by the AASHTO T-99 method. The maximum density of the compacted material shall be determined by the AASHTO T-99 method. The maximum density of the compacted material shall be determined by the AASHTO T-99 method. The maximum density of the compacted material shall be determined by the AASHTO T-99 method.

VERTICAL CURVE INFORMATION
 1. BM AT OLD OPEN ROAD - 5410
 2. LIFT PILE ON GALETTI STREET - 5587

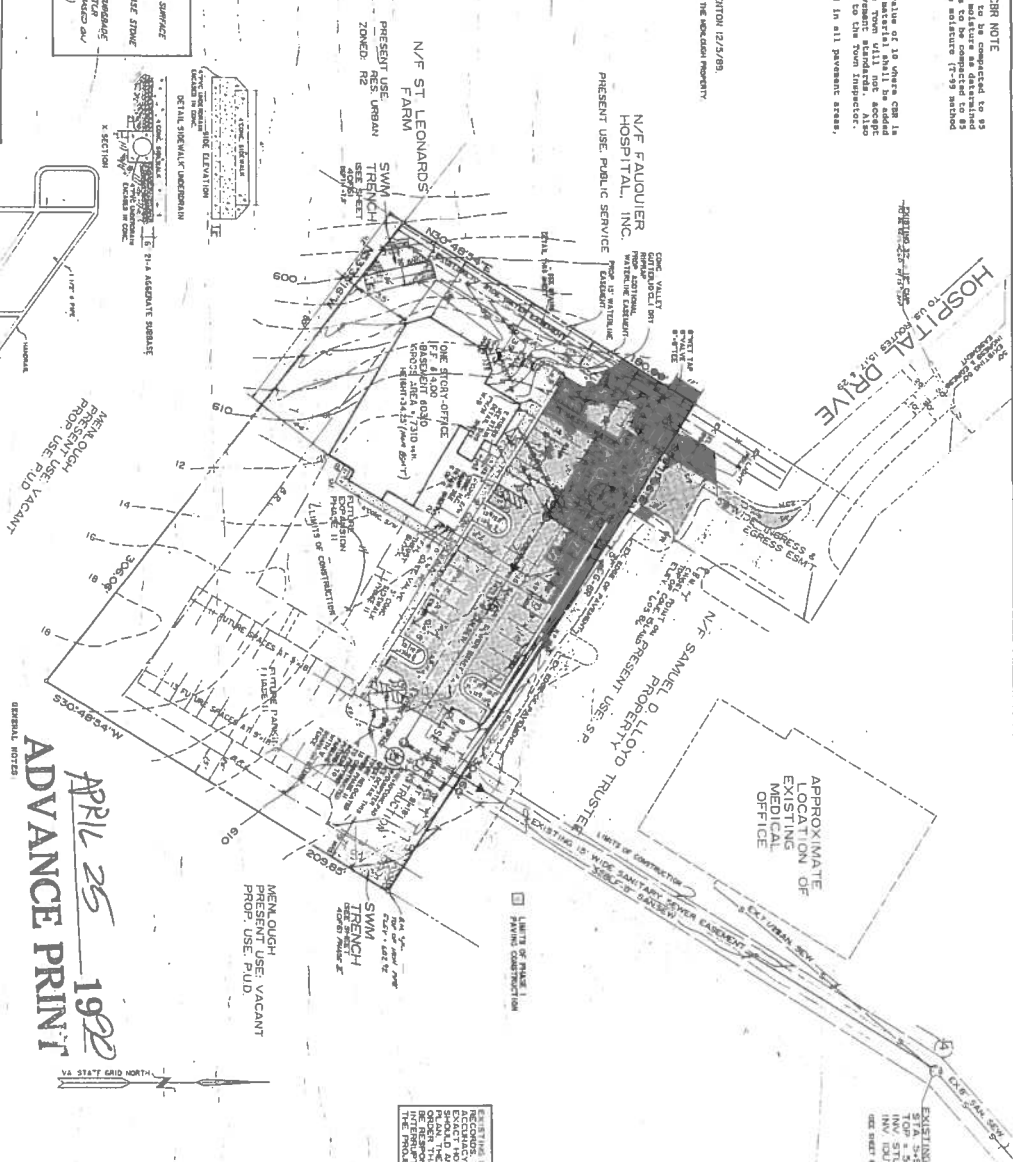
SPECIAL COMMENTS FOR TOWN OF WARRENTON 12/5/88
 1. THE TOWN OF WARRENTON HAS REVIEWED THE SUBMITTAL AND APPROVED THE SAME FOR THE TOWN OF WARRENTON. THE TOWN OF WARRENTON HAS REVIEWED THE SUBMITTAL AND APPROVED THE SAME FOR THE TOWN OF WARRENTON. THE TOWN OF WARRENTON HAS REVIEWED THE SUBMITTAL AND APPROVED THE SAME FOR THE TOWN OF WARRENTON.

BAITMENT SLOPE STRUCTURES

NO.	DESCRIPTION	PROF. SLOPE	PROF. SLOPE	PROF. SLOPE
1	PROF. SLOPE - TYPE 3-1	10% (0.01)	10% (0.01)	10% (0.01)
2	PROF. SLOPE - TYPE 3-1	10% (0.01)	10% (0.01)	10% (0.01)
3	PROF. SLOPE - TYPE 3-1	10% (0.01)	10% (0.01)	10% (0.01)
4	PROF. SLOPE - TYPE 3-1	10% (0.01)	10% (0.01)	10% (0.01)
5	PROF. SLOPE - TYPE 3-1	10% (0.01)	10% (0.01)	10% (0.01)



- General Notes**
- Boundary survey by this firm.
 - Topographic survey by this firm.
 - Site may be found on Tax Map 72 A 23, Parcel 1718.
 - Total area of site: 0.526 P (163).
 - Proposed lot coverage: 78%.
 - Proposed building square feet: 10,000.
 - Phase 2 = 7500.
 - Present Zoning: Special Exception.
 - Owner and Developer: Dr. Norman L. Mauroner, 168 Winchester Street, Warrenton, WA 97146.

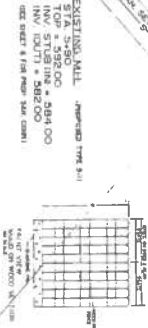


APRIL 25 1992
ADVANCE PRINT

- GENERAL NOTES**
- THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY EASEMENTS OR OTHER INTERESTS THAT WOULD AFFECT THE PROJECT.
 - THE PROPERTY IS ZONED SPECIAL EXCEPTION AND THE TOWN OF WARRENTON HAS REVIEWED THE SUBMITTAL AND APPROVED THE SAME FOR THE TOWN OF WARRENTON.
 - THE TOWN OF WARRENTON HAS REVIEWED THE SUBMITTAL AND APPROVED THE SAME FOR THE TOWN OF WARRENTON.
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SURVEYORS CERTIFICATE
 I, JAMES H. HARRIS, a duly licensed land surveyor in the Commonwealth of Virginia, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the property and as the same appears on the records of the County of Fauquier, Virginia. I have compared the original survey with the copy shown to me and find it to be a true and correct copy of the original survey.

JAMES H. HARRIS, CLS, NORS 647 & 185



BUILDING TABULATION

NO.	DESCRIPTION	AREA (S.F.)	PERIMETER (S.F.)
1	TOTAL AREA IN S.F. FOR PHASE ONE BUILDING	10,000	1,000
2	TOTAL AREA IN S.F. FOR PHASE TWO BUILDING	10,000	1,000
3	TOTAL AREA IN S.F. FOR PHASE THREE BUILDING	10,000	1,000

PARKING TABULATION

NO.	DESCRIPTION	SPACES
1	TOTAL SPACES REQUIRED - 30 SPACES	30
2	TOTAL SPACES PROVIDED - 30 SPACES	30

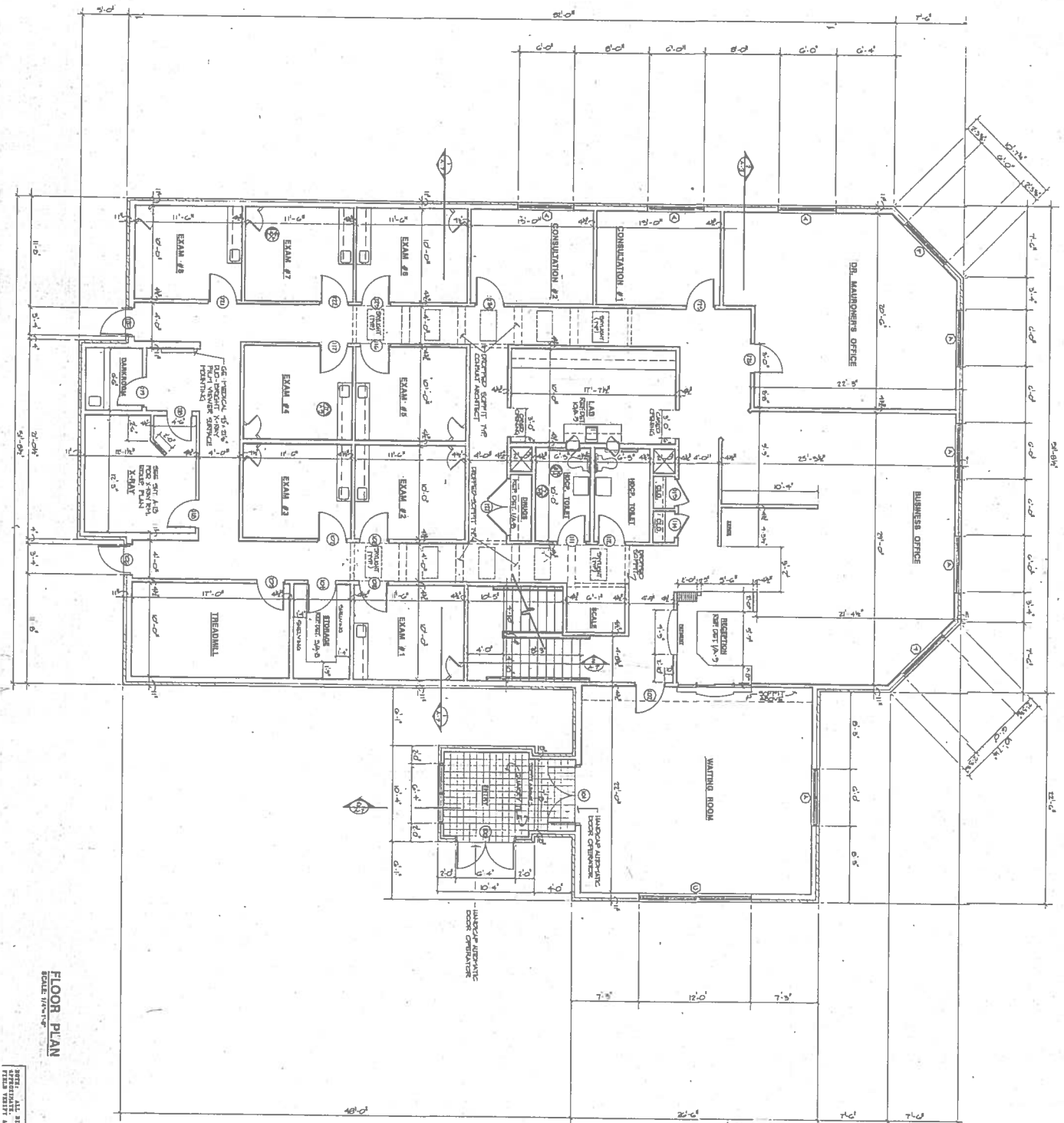
PHASE TWO
 PARKING SPACES REQUIRED - 31 SPACES
 PARKING SPACES PROVIDED - 31 SPACES

LEGEND

LIMITS OF CONSTRUCTION

ON THE PROPERTY OF
DR. LEE MAURONER
TOWN OF WARRENTON, VIRGINIA
FAUQUIER COUNTY, VIRGINIA
DATE: JUNE 15, 1992

James H. Harris & Associates, Inc.
 LAND SURVEYING & LAND PLANNING
 WARRENTON, VIRGINIA



NOTE: ALL DIMENSIONS ARE APPROXIMATE. REFER TO FIELD NOTES FOR DIMENSIONS.

LAWRENCE & LAWRENCE, P.C.
ARCHITECTURE, PLANNING, INTERIOR DESIGN
98 ALEXANDRIA PIKE, SUITE 500
WARRENTON, VIRGINIA 22186
(703) 349-8480 (703) 349-8400

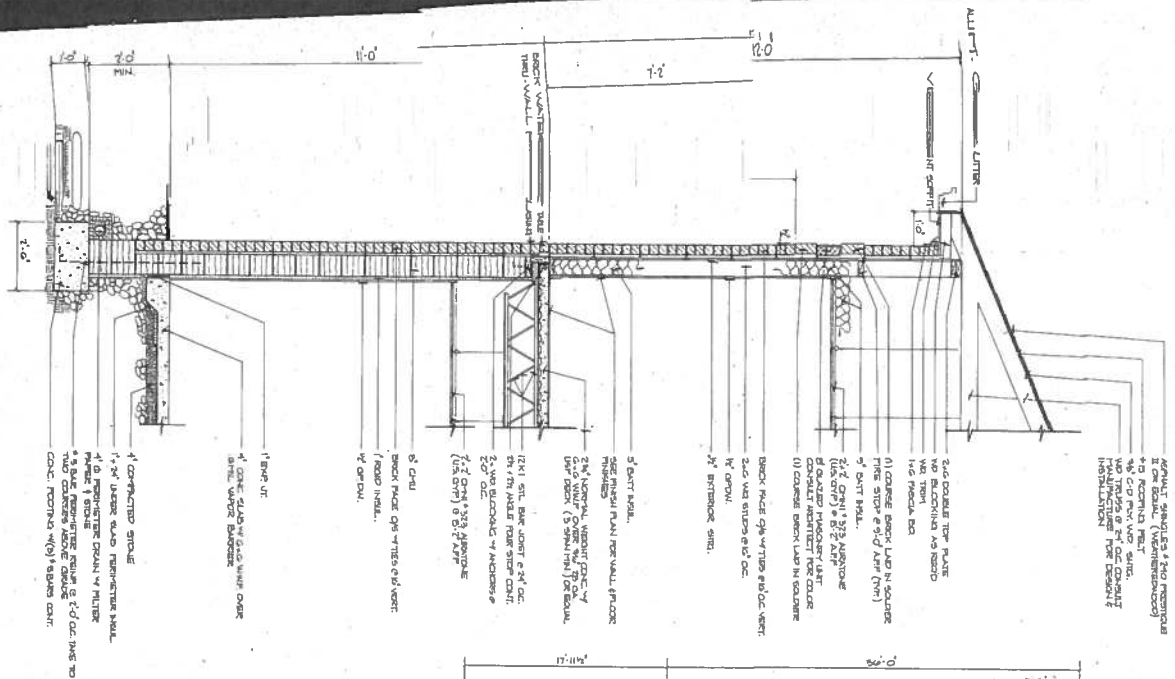


DR. N. L. MAURONER
MEDICAL OFFICE BUILDING
HOSPITAL HILL SITE
WARRENTON, VIRGINIA

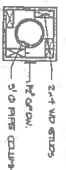
FLOOR PLAN
SCALE 1/4" = 1'-0"
FEBRUARY 1, 1980

A-2

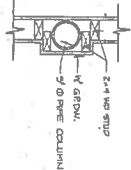
SECTION
2
ELEVATION



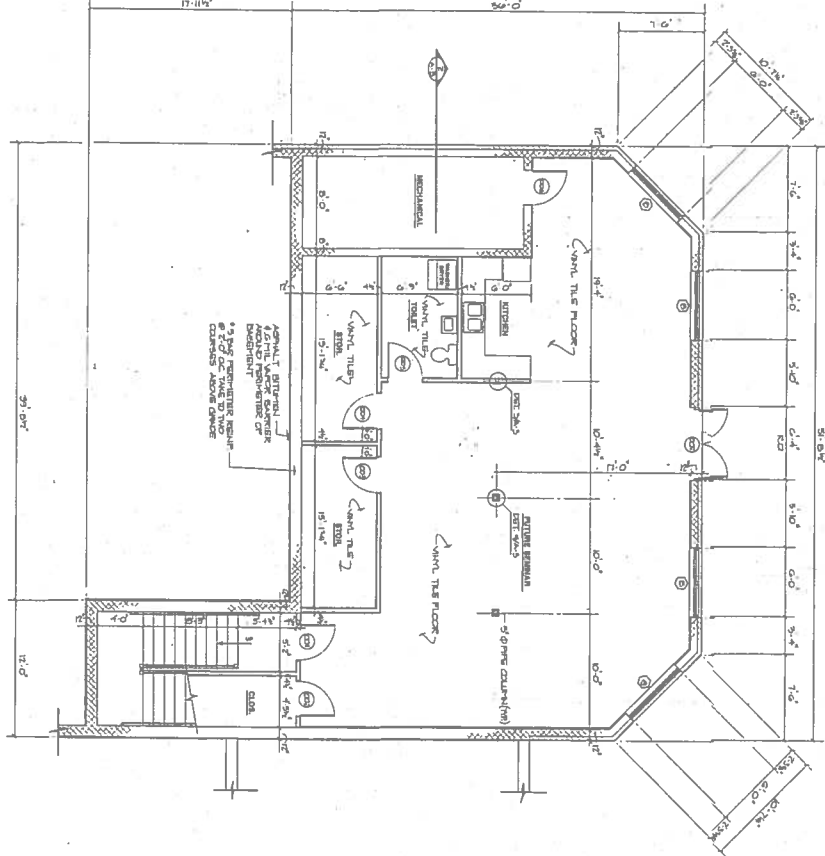
4
COLUMN WRAP DETAIL
SCALE 1/2\"/>

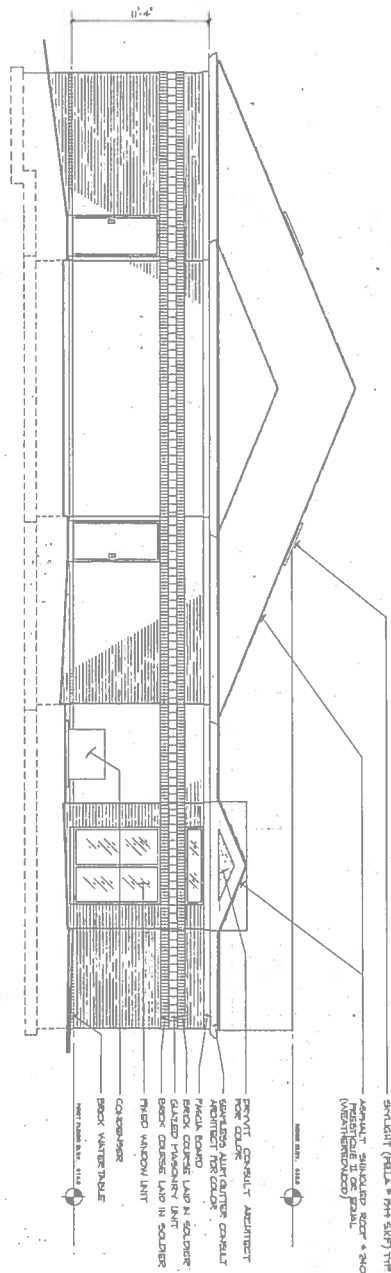


3
COLUMN WRAP DETAIL
SCALE 1/2\"/>

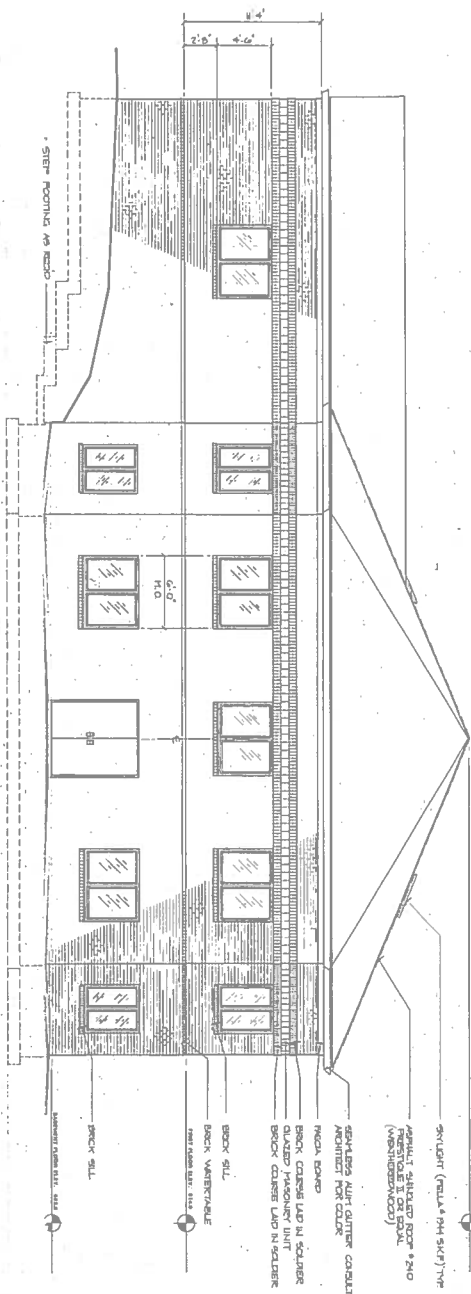


BASEMENT PLAN
SCALE 1/2\"/>





EAST ELEVATION
SCALE 1/4" = 1'-0"



WEST ELEVATION
SCALE 1/4" = 1'-0"

NOTE: ALL DIMENSIONS ARE APPROXIMATE. CONSULT WITH FIELD REPRESENTATIVE FOR ALL DIMENSIONS.

LAWRENCE & LAWRENCE, P.C.
ARCHITECTURE, PLANNING, INTERIOR DESIGN
88 ALEXANDRIA PIKE, SUITE 500
WARRENTON, VIRGINIA 22186
(703) 349-8480 (703) 349-8400



DR. N. L. MAURONER
MEDICAL OFFICE BUILDING
HOSPITAL HILL SITE
WARRENTON, VIRGINIA

ELEVATIONS
SCALE: 1/4" = 1'-0"
FEBRUARY 1, 1990

A-6

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1813

THIS DEED OF EASEMENT AND RELEASE, made and entered

into this day of April, 1980, by and between

THE FAUQUIER HOSPITAL, INC., a Virginia corporation, party

of the first party; SAMUEL J. LLOYD, Trustee, or his successors

or assigns, party of the second party; and JOHN ALEXANDER and

H. BEN JONES, JR., Trustees, as hereinafter set forth,

parties of the third party.

W I T N E S S E T H :

That for and in consideration of the sum of TEN

DOLLARS (\$10.00), cash in hand paid and the covenants and

agreements hereinafter contained, the said party of the

first part does now hereby grant and convey to the party of

the second part a permanent easement for installation of

utilities on the property of the party of the first part and

for use of Hospital Drive as a right-of-way for ingress and

egress, to the Warrenton Hy-Pass, U. S. Route 29, as are

more particularly described according to plat and survey of

Ross & France, Ltd., Civil Engineers and Land Surveyors, and

shown thereon as 50 foot ingress and egress easement, proposed

utility easement and proposed right-of-way, said plat of

survey and centerline description thereof being attached to

and made a part of this deed of easement, the said property

of the party of the first part over which said easements are

granted being more particularly described as Exhibit "A"

with a deed of trust dated October 1, 1976, of record in

Deed Book 335, at page 107 of the land records of Fauquier

County, Virginia, to which reference is now made.

This conveyance is made subject to the following

covenants and conditions which shall be construed as covenants

real running with the title to the land hereby conveyed.

Examined and
Returned to
Ben Jones
3/11/80
ST. WILHELM
WARRENTON, VA.
May 6/13/80
H. Ben Jones, Jr.
Ben Jones, Jr.



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1. The said easements are appurtenant to and are granted for the uses of installation of utilities and right-of-way incident to a five (5) acre parcel of land situate on the southeast line of the property of the party of the first part presently owned by the H. B. Erwin estate and under contract to be purchased by the party of the second part, upon which the party of the second part proposes to construct and operate a phased medical arts complex including offices for the medical profession and attendant health care providers which shall be designed, constructed and operated so as to be in harmony and consistent with the use of the first party's land as a regional hospital. The party of the second part covenants and agrees that it will restrict the future development of the hereinabove described five (5) acre parcel to the construction and operation of a phased medical arts complex including offices for the medical profession and attendant health care providers.

2. Said proposed medical arts complex shall not be used for activities which shall be in direct or substantial competition with those services which are now or hereafter provided by the party of the first part hereto on property owned by said party of the first part as of the date hereof. The uses to which the lands of the second party will not be put shall specifically include but not be limited to the following: outpatient surgical center; private x-ray center for diagnostic or therapeutic procedures using radiation, ultrasound or nuclear medicine; reference laboratory, reference physical therapy department or facility and respiratory or pulmonary laboratories or treatment centers. Provided, however, that should the party of the first part not within three (3) years from the date hereof initiate efforts to establish an ultrasound facility, and should at any time after the expiration of three years after the date hereof

ALABAMA
ARCHITECT
AND ENGINEERING
FIRM
Ross & Launce, Inc.

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the party of the second part or any of its authorized representatives advise the party of the first part in writing of its intent to develop such an ultrasound facility, and should the party of the first part within ninety (90) days of its receipt of said notification not initiate efforts to obtain the approval of the State Health Systems Agency or other appropriate governing agency for the implementation and utilization of an ultrasound facility, then and in that event the party of the second part shall be permitted to develop an ultrasound facility for diagnostic or therapeutic procedures on a non-reference basis in the fields of obstetrics or gynecology. The party of the first part agrees that in the event any prohibited competitive use is hereafter conducted by persons or entities other than the party of the first part upon lands to which the party of the first part has granted or hereafter grants an easement of ingress and egress, then and in that event the prohibition against the second party for that prohibited use shall be nullified and the second party shall be free to pursue such prohibited use.

3. The party of the second part agrees to reimburse the first party for 5% of its annual costs expended in the event that Hospital Drive is resurfaced within three (3) years from the date of this agreement, the party of the second part shall not be requested to contribute to the cost of same. Provided, however, that the party of the second part agrees to pay for or reimburse the party of the first part for any expenses incurred in repairing any damage to Hospital Drive occasioned by vehicles making use of Hospital Drive for the purpose of aiding in the construction of said medical arts complex.

4. The party of the second part covenants that it will not permit any direct publicly dedicated connection

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upon its property between Fisher Lane and Hospital Drive, five (5) acre parcel hereinaabove described from any property to the southwest or southeast of said five (5) acre parcel. 5. The parties agree that the party of the first part, through its designated representatives, shall be given an opportunity to examine and comment upon any proposed development upon the lands of the second party prior to the second party's filing any necessary site plan with municipal authorities and further agree that the party of the first part shall be given the opportunity to examine and comment on all architectural plans and renderings for the proposed development. The second party also agrees to design, construct and maintain the portion of Hospital Drive, as extended to its property line, in such a manner as to be compatible with the existing construction, including curb and gutter, and to plan its drainage facilities so as not to interfere with the proposed helicopter landing facilities and other portions of adjacent hospital property which may be developed into parking areas. 6. This deed of easement and the covenants herein expressed, including all attendant rights and obligations of the parties hereto, shall remain in full force and effect until such time as the parties might mutually agree to a modification or vacation hereof evidenced by the execution and recordation of an appropriate instrument of modification or vacation. 7. The rights and obligations created and granted herein shall inure to the benefit of the parties hereto, and their respective, heirs, successors in interest and assigns.

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The parties of the third part hereto, pursuant to the provisions of Section 3 of that certain deed of trust dated October 1, 1976, by and between The Fauquier Hospital, Incorporated, a Virginia non-stock, non-profit corporation, and the parties of the third part hereto as Trustees join herein for the purpose of releasing from the lien of said deed of trust said utility and right-of-way easements as hereinbefore described, do hereby for and in consideration of the sum of TEN DOLLARS (\$10.00) cash in hand to them paid, receipt of which is now acknowledged, release, convey and confirm unto the party of the second part hereto free and forever discharged from the lien, operation and effect of said deed of trust the aforesaid utility and right-of-way easements and as evidenced by their execution hereof certify that all requirements of said Section 3 of said deed of trust have been fully and completely complied with.

IN TESTIMONY WHEREOF, the parties hereto have caused these presents to be executed on the month, day and year first above written.

THE FAUQUIER HOSPITAL, INC.,
A Virginia Corporation
By: [Signature] President (SEAL)
SAMUEL J. LLOYD, Trustee (SEAL)
JOHN ALEXANDER, Trustee (SEAL)
H. BEN JONES, JR., Trustee (SEAL)

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My Commission Expires: August 21, 1983
William W. Rowley
Notary Public
Trustee.

me this 1st day of May, 1980, by JOHN ALEXANDER,
The foregoing instrument was acknowledged before
COUNTY OF FAUQUIER, to-wit:

STATE OF VIRGINIA



My Commission Expires: August 21, 1983
William W. Rowley
Notary Public
Trustee.

me this 1st day of May, 1980, by SAMUEL J. LLOYD,
The foregoing instrument was acknowledged before
COUNTY OF FAUQUIER, to-wit:

STATE OF VIRGINIA



My Commission Expires: Aug. 21, 1983
William W. Rowley
Notary Public
President of the Fauquier Hospital, Inc., a Virginia corporation.

me this 1st day of April, 1980, by JOHN B. ADAMS,
The foregoing instrument was acknowledged before
COUNTY OF FAUQUIER, to-wit:

STATE OF VIRGINIA

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STATE OF VIRGINIA

COUNTY OF FAUQUIER, to-wit:

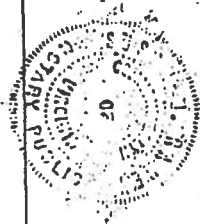
The foregoing instrument was acknowledged before

me this 04 day of May, 1980, by H. BEN JONES,

J.R., Trustee.

James W. Henry
Notary Public

My Commission Expires: August 21, 1983



Virginia in the Clerk's Office of Fauquier Circuit Court

This instrument was this day received in said Office and with

certified to record at 12:45 P.M.

Tax of \$ imposed by Section 58-54(b) Paid

State Tax .15 County Tax .05 Transfer fee

Clerk's fee 16.00 Total 16.20 Tester:

William J. Henry, Clerk

