

STAFFORD HOSPITAL CENTER

REZONING AND CONDITIONAL USE PERMIT AMENDMENT

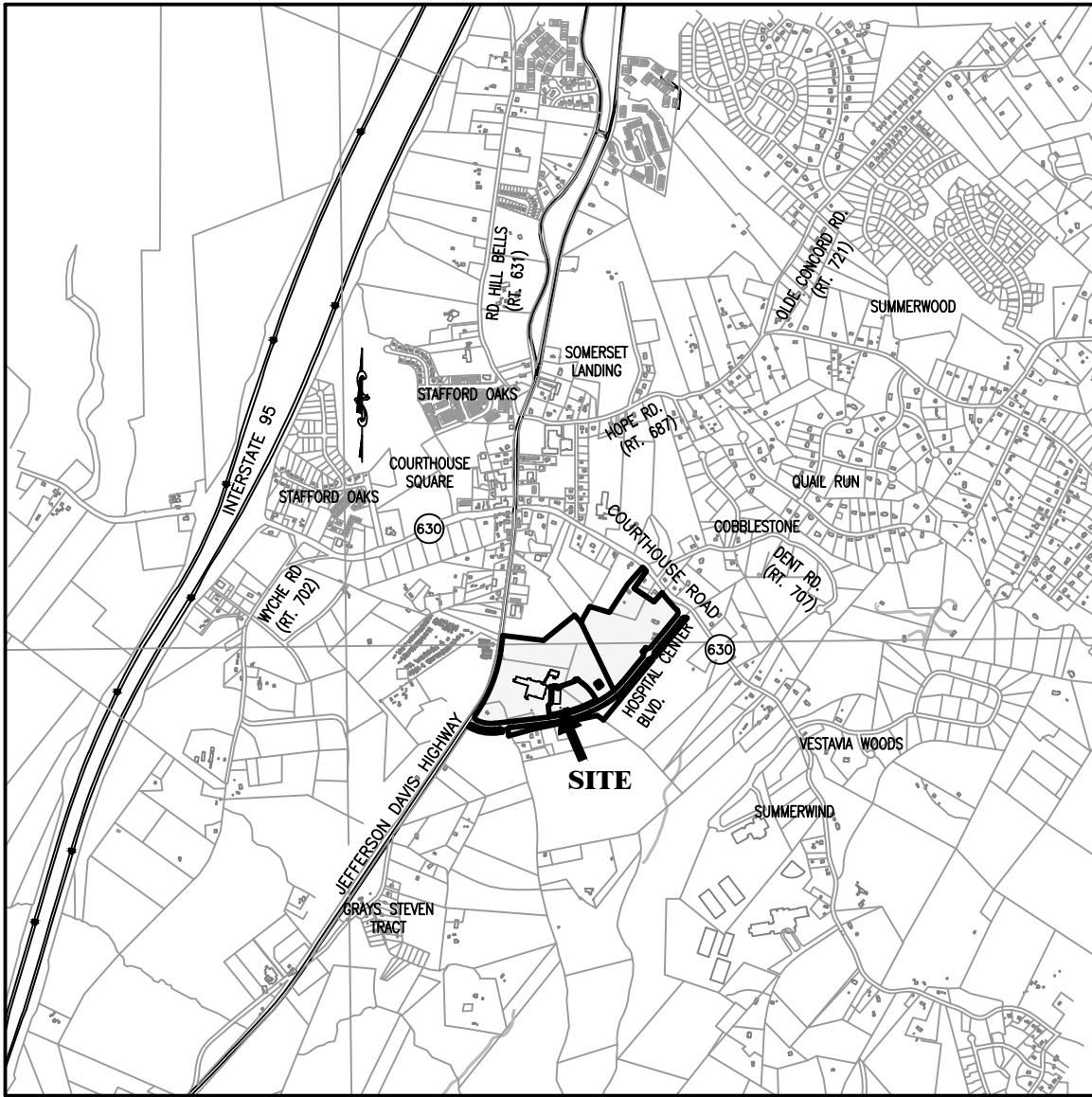
SITE STATISTICS

TAX MAP	AREA	CURRENT ZONING
TM 39P-1	33.802 AC.	B-2 W/ PROFFER
TM 39P-1A	4.435 AC.	B-2 W/ PROFFER
TM 39P-RA	6.389 AC.	B-2 W/ PROFFER
TM 39-RB	0.603 AC.	B-2 W/ PROFFER
TM 39-RC	0.095 AC.	B-2 W/ PROFFER
TM 39R-1	1.668 AC.	B-2 W/ PROFFER
TM 39R-2	1.169 AC.	B-2 W/ PROFFER
TM 39R-3	1.480 AC.	B-2 W/ PROFFER
TM 39R-4	1.212 AC.	B-2 W/ PROFFER
TM 39R-5	1.309 AC.	B-2 W/ PROFFER
TM 39R-6	1.031 AC.	B-2 W/ PROFFER
TM 39R-7	1.064 AC.	B-2 W/ PROFFER
TM 39R-8	1.450 AC.	B-2 W/ PROFFER
TM 39R-10	1.715 AC.	B-2 W/ PROFFER
GEORGE WASHINGTON AVENUE ROW	1.441 AC.	B-2 W/ PROFFER
TM 39P-A	0.512 AC.	B-2 W/ PROFFER
TM 39P-B	3.271 AC.	B-2 W/ PROFFER
TM 39P-C	0.734 AC.	B-2 W/ PROFFER
TOTAL	64.589 ACRES	

WEST CAMPUS USES:	PHASE I	PHASE II	TOTAL	STORIES	HEIGHT
HOSPITAL	265,000 S.F.	135,000 S.F.	400,000 S.F.	5	<90'
STAFFORD MEDICAL PAVILION	62,200 S.F.	32,300 S.F.	94,500 S.F.	3	<60'
COMMUNITY EDUCATION CENTER		5,000 S.F.	5,000 S.F.	1	25'
DAY CARE CENTER		10,000 S.F.	10,000 S.F.	2	30'

EAST CAMPUS USES:					
FAMILY HEALTH CENTER		115,000 S.F.	115,000 S.F.	1	<30'
TOTAL:	327,200 S.F.	297,300 S.F.	624,500 S.F.		(14.336 ACRES)

FLOOR AREA RATIO:	
F.A.R. ALLOWED:	.70
F.A.R. ACTUAL:	.22 (14.336 AC./64.589 AC.)
OPEN SPACE:	
REQUIRED:	.25
PROVIDED:	>.25
WATER:	PUBLIC
SEWER:	PUBLIC
RESOURCE PROTECTION AREA:	YES
RESOURCE MANAGEMENT AREA:	YES (ENTIRE SITE)
GRAVE SITES:	PREVIOUSLY RE-LOCATED



VICINITY MAP

1" = 2000'

OWNER/APPLICANT

MEDICORP PROPERTIES, INC.
c/o BRIAN JENKINS
2300 FALL HILL AVENUE, SUITE 206
FREDERICKSBURG, VA 22401
PHONE: (540) 741-2462
FAX: (540) 741-2570
brian.jenkins@mwhc.com

FLOOD PLAIN

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) AS INDICATED ON FIRM COMMUNITY PANEL 5101540141E & 5101540142E, DATED FEBRUARY 4, 2005. A FLOOD PLAIN STUDY CONDUCTED BY WILLIAMSBURG ENVIRONMENTAL GROUP, (DATED AUG.. 15 2007 AND REVISED JUNE 3, 2008) ESTABLISHES A LOCALIZED FLOOD PLAIN WITHIN THE PROJECT AREA AS THE RESULT OF A BOX CULVERT HAVING BEEN INSTALLED BELOW THE PROPOSED SANITARY SEWER EXTENSION. THE 100 YEAR STORM FLOOD PLAIN ELEVATION RESULTING FROM THE CONSTRUCTION OF THIS BOX CULVERT IS INDICATED ON THE SANITARY SEWER PROFILE FOR THIS PROJECT.

INDEX

SHEET NO.

- 1
- 2
- 3
- 4
- 5
- 6

TITLE

TITLE SHEET
BOUNDARY PLAT
EXISTING CONDITIONS PLAN
GENERALIZED DEVELOPMENT PLAN
WEST CAMPUS CONCEPT PLAN
EAST CAMPUS CONCEPT PLAN

CERTIFICATE OF TITLE

I HEREBY CERTIFY THAT THE SAID 64.589 ACRES (TM 39P-1, TM 39P-1A, TM 39P-A, TM 39-RB, TM 39R-C, TM 39R-1, TM 39R-2, TM 39R-3, TM 39R-4, TM 39R-5, TM 39R-6, TM 39R-7, TM 39R-8, TM 39R-9, TM 39R-10, THE CURRENT RIGHT OF WAY OF GEORGE WASHINGTON AVENUE, TM 39P-A, TM 39P-B, TM 39P-C) OF LAND HEREBY SHOWN WAS CONVEYED TO MEDICORP PROPERTIES, INC. FROM TERRANCE H. WILSON AND SHIRLEY W. WILSON BY DEED DATED DECEMBER 15, 2005 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF STAFFORD COUNTY, VIRGINIA IN L.R. 050049694; FROM PHILLIP W. OESTREICH BY DEED DATED JANUARY 18, 2006 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF STAFFORD COUNTY, VIRGINIA, IN L.R. 060002626; FROM THE COUNTY OF STAFFORD, VIRGINIA, BY DEED DATED FEBRUARY 17, 2006 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF STAFFORD COUNTY, VIRGINIA, IN L.R. 060006145; FROM CLIFLINE JONES AND CARMEN J. CORNELLY BY DEED DATED APRIL 2, 2007 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF STAFFORD COUNTY, VIRGINIA IN L.R. 070007890; FROM VIRGINIA LEE ASHBY DUNKUM, RICHARD L. ASHBY, AND MARY LOU ASHBY GARRISON BY DEED DATED APRIL 26, 2007 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF STAFFORD COUNTY, VIRGINIA IN L.R. 070011136; FROM ROBERT CHEWNING BY DEED DATED APRIL 27, 2007 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF STAFFORD COUNTY, VIRGINIA IN L.R. 070011288; FROM EDNA L. HILL BY DEED DATED MAY 3, 2007 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF STAFFORD COUNTY, VIRGINIA IN L.R. 070011552; FROM VERNON CHEWNING, JR. BY DEED DATED APRIL 27, 2007 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF STAFFORD COUNTY, VIRGINIA IN L.R. 070011553; FROM SALLY C. KENNEDY BY DEED DATED MAY 14, 2007 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF STAFFORD COUNTY, VIRGINIA IN L.R. 070012541; FROM CHRISTINE G. SIMMS AND JANET HELMS BY DEED DATED MAY 23, 2007 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF STAFFORD COUNTY, VIRGINIA IN L.R. 070014428; FROM CAROL ANNE DUNCAN AND JOAN DUNFEE BY DEED DATED JUNE 4, 2007 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF STAFFORD COUNTY, VIRGINIA IN L.R. 070014549; FROM JANE R. PRUGH (TRUSTEE) BY DEED DATED JUNE 15, 2007 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF STAFFORD COUNTY, VIRGINIA IN L.R. 070015237; FROM MARGARET R. CHEWNING BY DEED DATED JUNE 15, 2007 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF STAFFORD COUNTY, VIRGINIA IN L.R. 070015238; FROM MARSHALL T. CHEWNING, JR. BY DEED DATED JUNE 21, 2007 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF STAFFORD COUNTY, VIRGINIA IN L.R. 070015443; AND FROM E. DWIGHT CHEWNING BY DEED DATED JUNE 21, 2007 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF STAFFORD COUNTY, VIRGINIA IN L.R. 070015444. THIS PROPERTY HAS SINCE BEEN CONSOLIDATED BY A DEED AND PLAT RECORDED AS L.R. 070018001 AND P.M. 070000129 AND LATER SUBDIVIDED BY A PLAT OF SUBDIVISION RECORDED AS L.R. 090000720 AND P.M. 090000008 AND BY A PLAT OF SUBDIVISION RECORDED AS L.R. 130026573 AND P.M. 130000211.

I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF STAFFORD, VIRGINIA REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN MET.

MICHAEL M. BAGBY, P.E. #11765

DATE

STAFFORD COUNTY,

VIRGINIA

REVISIONS

DATE

BFG
BAGBY, FOROUGH and GOODPASTURE, PLLC
CIVIL ENGINEERS and LAND SURVEYORS
125 OLDE GREENWICH DRIVE, SUITE 115
FREDERICKSBURG, VIRGINIA 22408
TEL: (540) 741-5178
FAX: (540) 741-6281

COMMONWEALTH OF VIRGINIA
MICHAEL M. BAGBY
Lic. No. 11765
PROFESSIONAL ENGINEER

TITLE SHEET

FAMILY HEALTH CENTER - SOUTH
STAFFORD HOSPITAL - EAST CAMPUS

AQUA MAGISTERIAL DISTRICT

VIRGINIA

STAFFORD COUNTY.

DATE: 8-31-17

SCALE: none

DESIGNED BY: MMB

DRAWN BY: LT

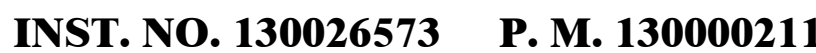
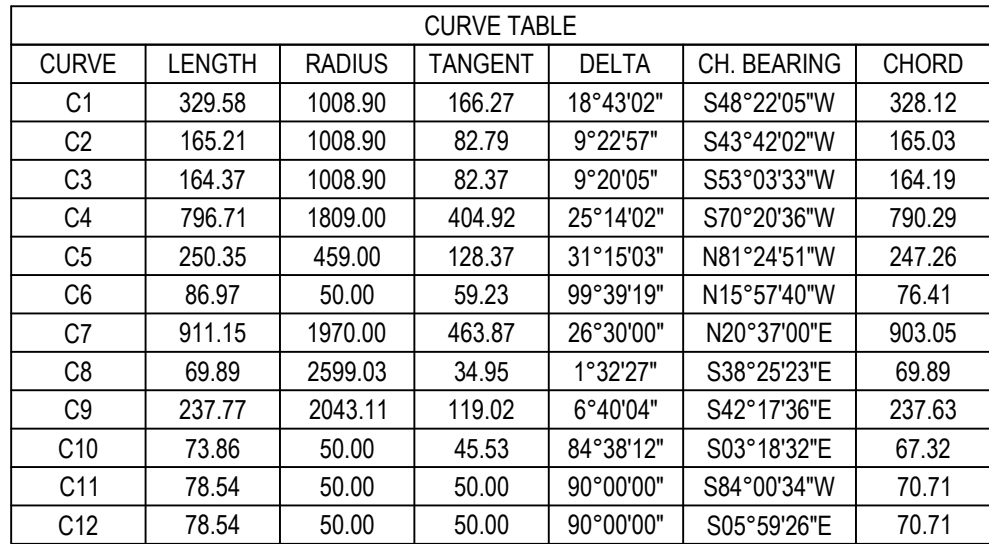
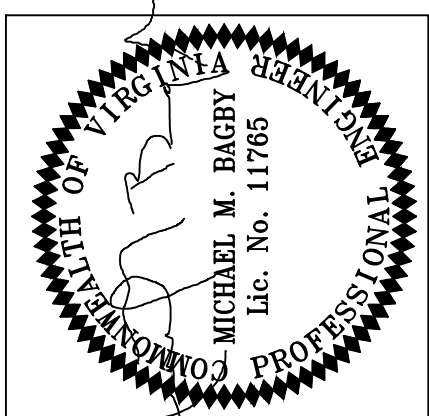
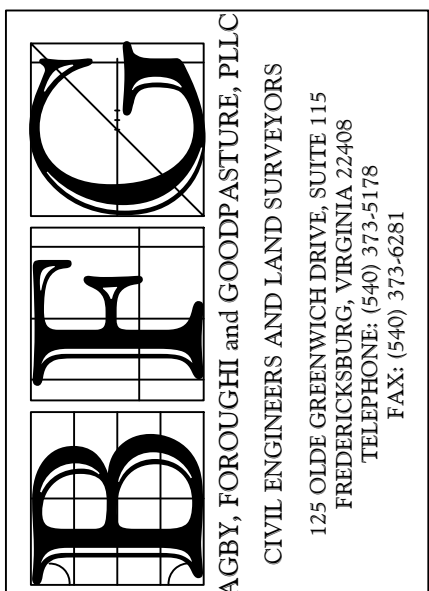
CHECKED BY: MMB

FILE NAME: 20546-1MODEL

JOB NO. 20546-1

PLAN NO.

1

[illegible]

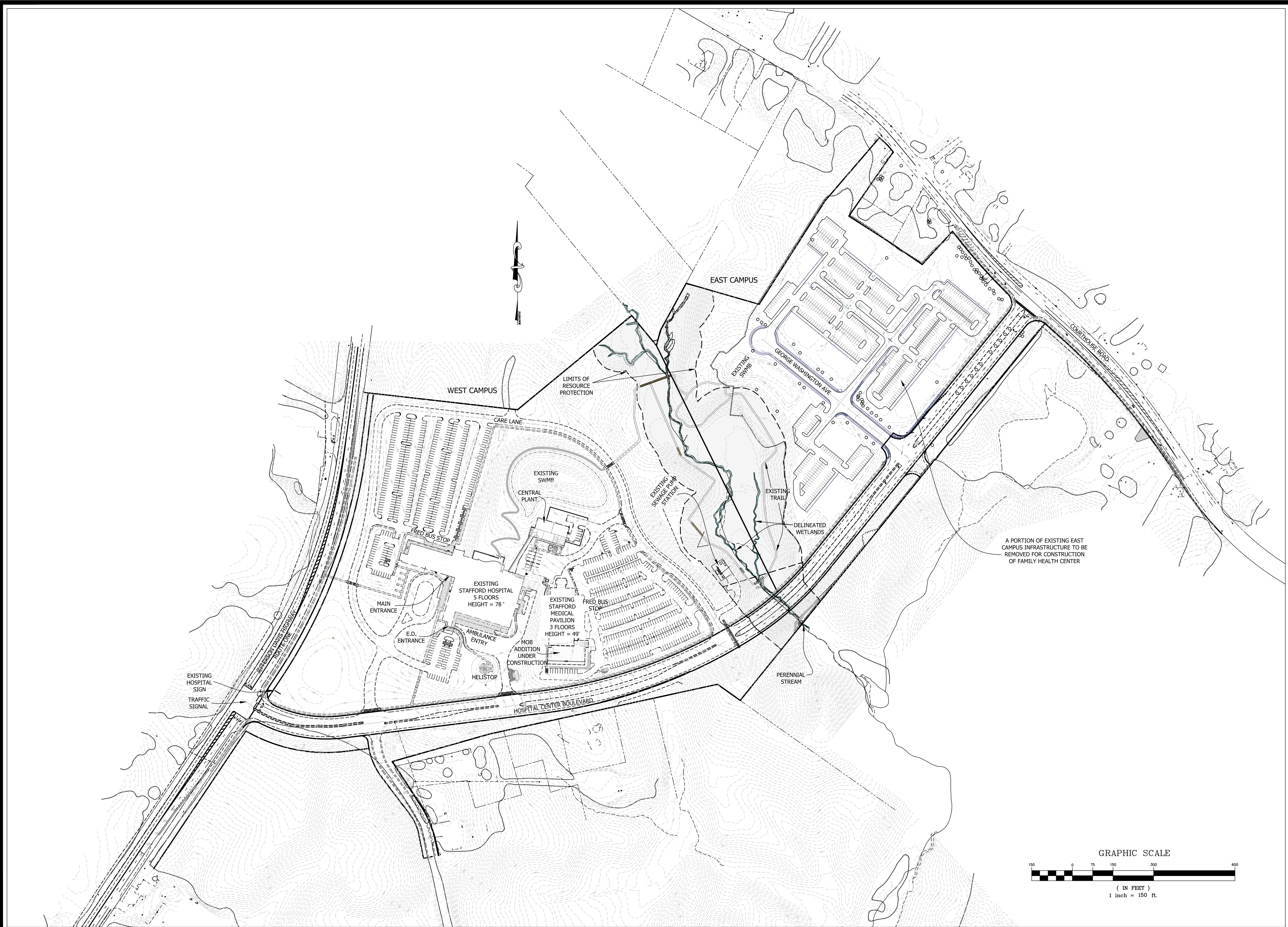
BOUNDARY PLAT

FAMILY HEALTH CENTER - SOUTH

STAFFORD HOSPITAL - EAST CAMPUS

AQUA MAGISTERIAL DISTRICT

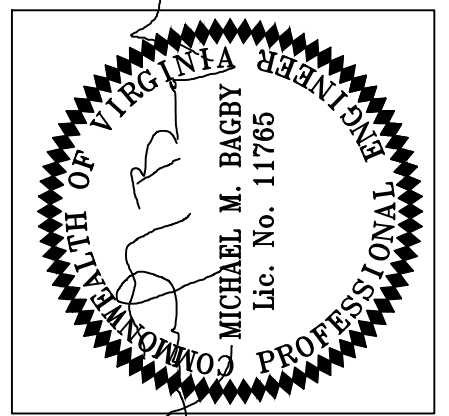
DATE:	8-31-17
SCALE:	1" = 150'
DESIGNED BY:	MMB
DRAWN BY:	MRB
CHECKED BY:	MMB
FILE NAME:	20546-1 GDP
JOB NO.	20546-1
PLAN NO.	



REVISIONS	
DATE	

BFG

BAGBY, FOROUGH and GOODPASTURE, PLLC
CIVIL ENGINEERS AND LAND SURVEYORS
125 OLDE GREENWICH DRIVE, SUITE 115
FREDERICKSBURG, VIRGINIA 22408
TEL: (540) 373-5178
FAX: (540) 373-6281



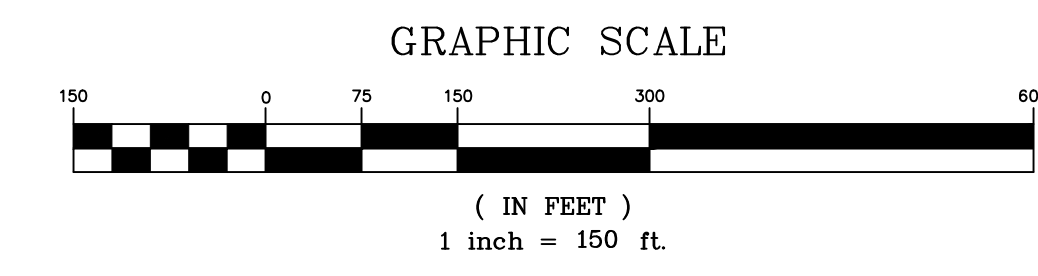
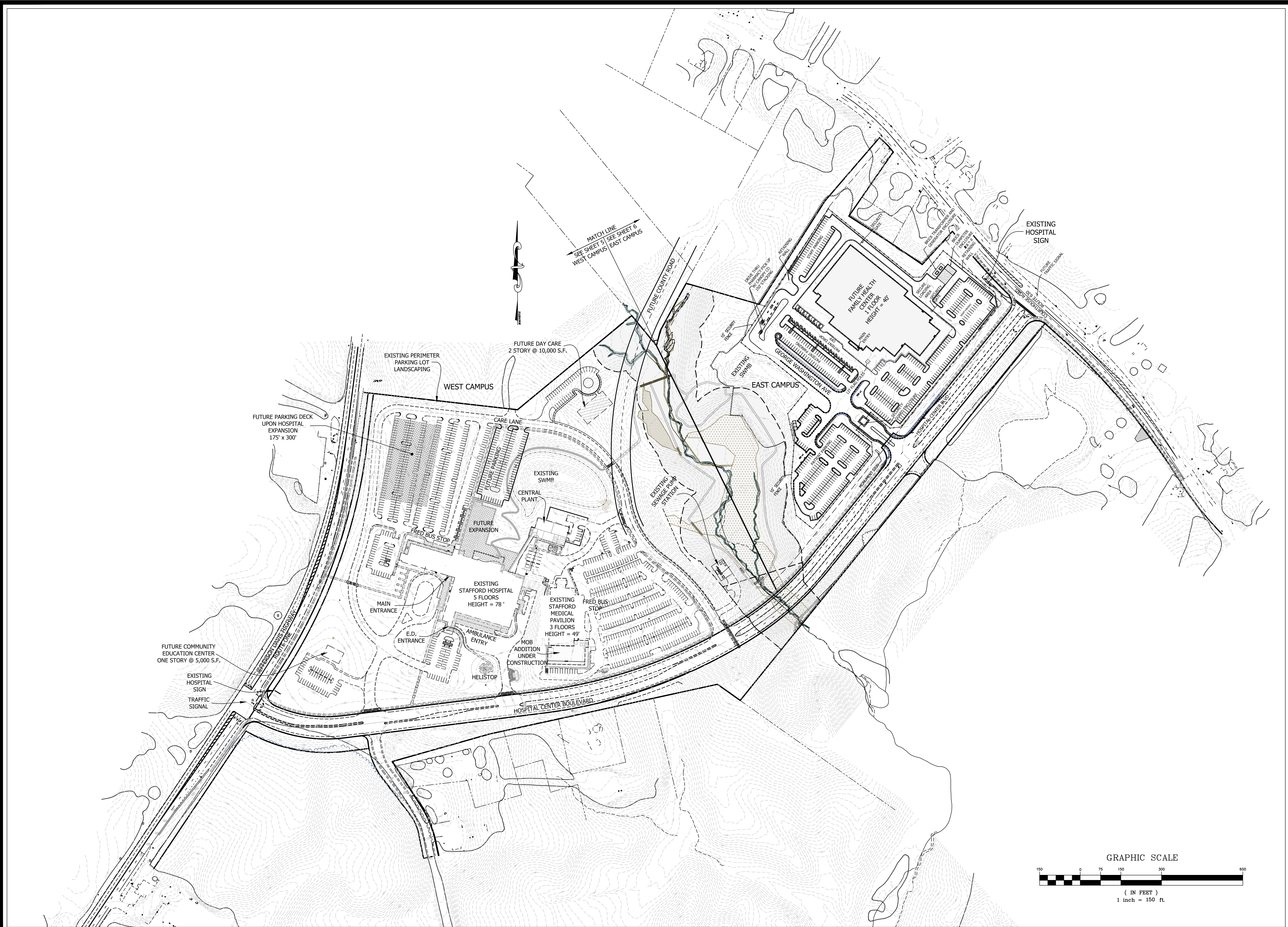
EXISTING CONDITIONS PLAN

FAMILY HEALTH CENTER - SOUTH
STAFFORD HOSPITAL - EAST CAMPUS

AQUIA MAGISTERIAL DISTRICT

STAFFORD COUNTY, VIRGINIA

DATE:	8/31/2017
SCALE:	1" = 150'
DESIGNED BY:	MMB
DRAWN BY:	MRB
CHECKED BY:	MMB
FILE NAME:	20546-1 GDP
JOB NO.	20546-1
PLAN NO.	



REVISIONS	
DATE	

BFG
BAGBY, FOROUGH and GOODPASTURE, PLLC
CIVIL ENGINEERS AND LAND SURVEYORS
125 OLD GREENWICH DRIVE, SUITE 115
FREDERICKSBURG, VIRGINIA 22408
TEL: (540) 369-5178
FAX: (540) 373-0281

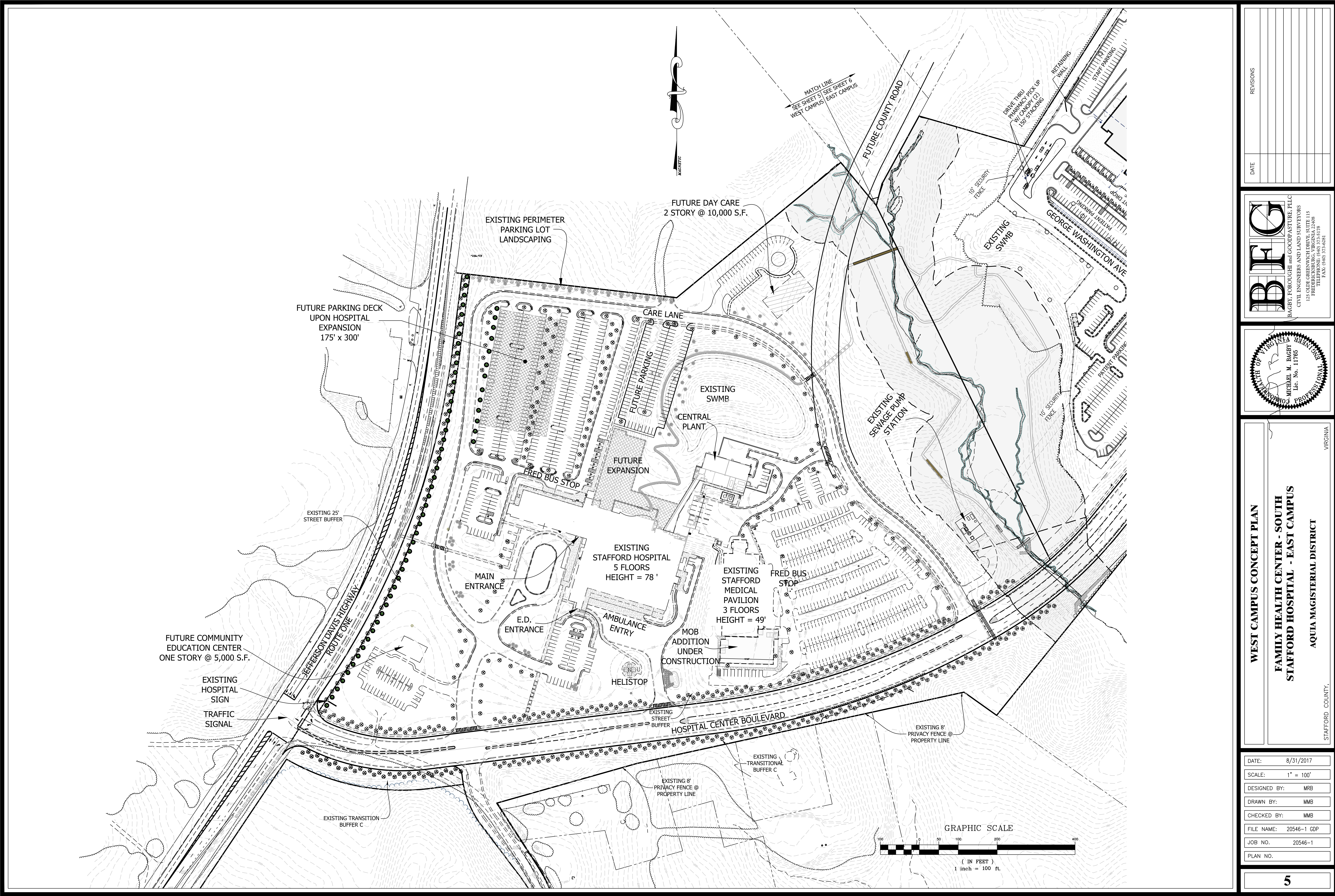
COMMONWEALTH OF VIRGINIA
MICHAEL M. BAGBY
Lic. No. 11765
PROFESSIONAL ENGINEER

GENERALIZED DEVELOPMENT PLAN
FAMILY HEALTH CENTER - SOUTH STAFFORD HOSPITAL - EAST CAMPUS
AQUA MAGISTERIAL DISTRICT

STAFFORD COUNTY, VIRGINIA

DATE:	8/31/2017
SCALE:	1" = 150'
DESIGNED BY:	MRB
DRAWN BY:	MMB
CHECKED BY:	MMB
FILE NAME:	20546-1 GDP
JOB NO.	20546-1
PLAN NO.	

4



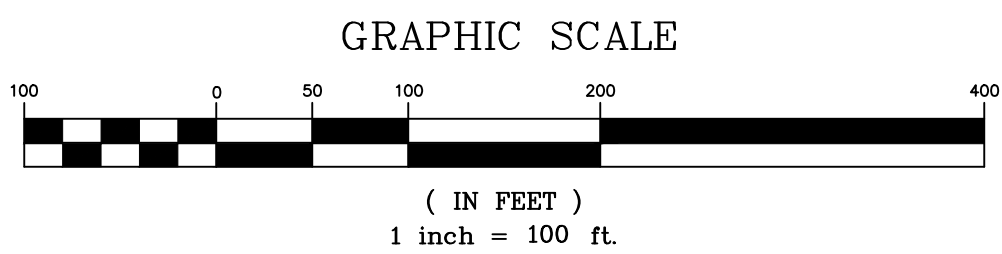
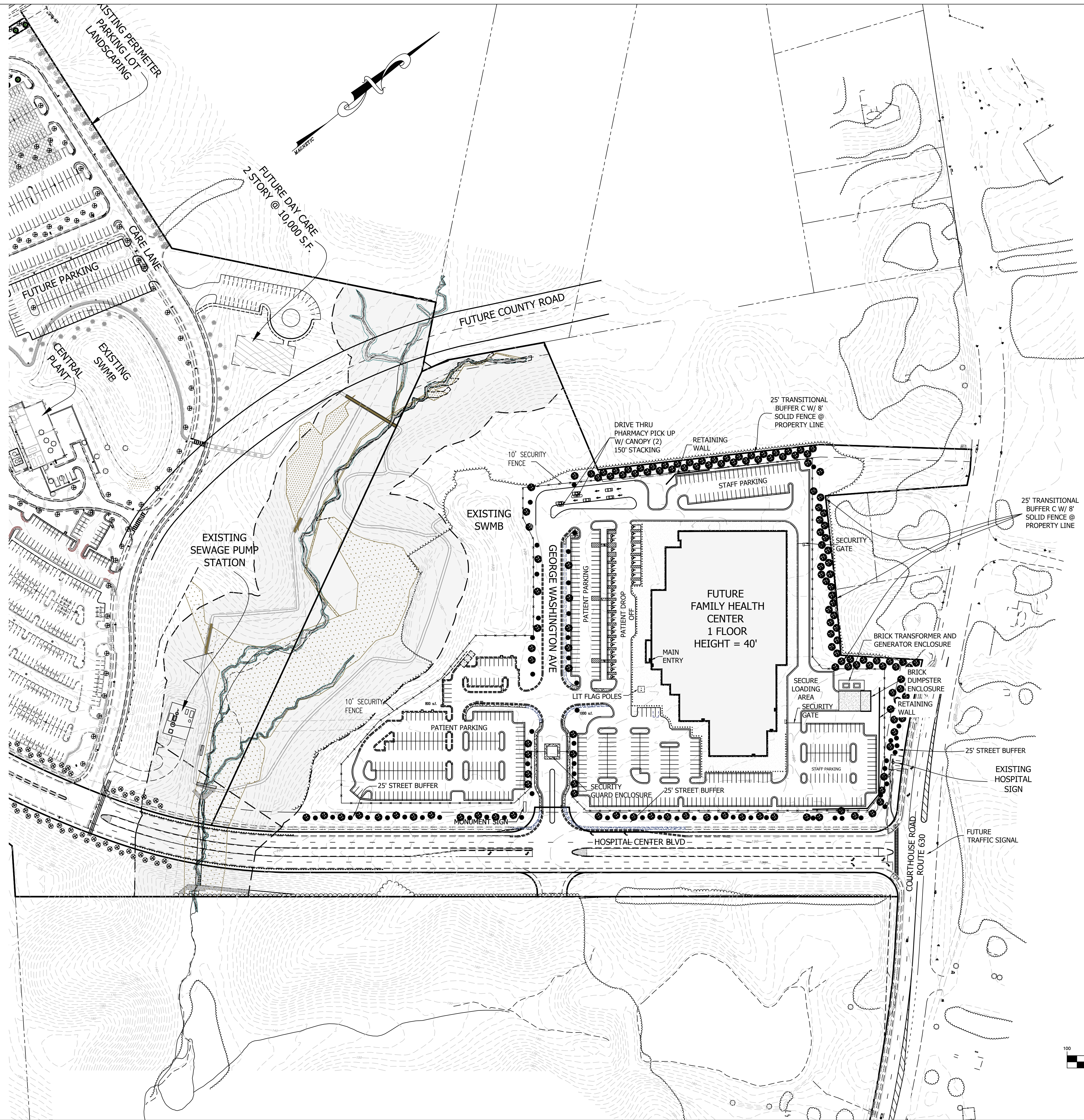
REVISIONS	
DATE	

BFG
BAGBY, FOROUGH and GOODPASTURE, PLLC
CIVIL ENGINEERS and LAND SURVEYORS
125 OLD GREENWICH DRIVE, SUITE 115
FREDERICKSBURG, VIRGINIA 22408
TEL: (540) 373-6281
FAX: (540) 373-6281

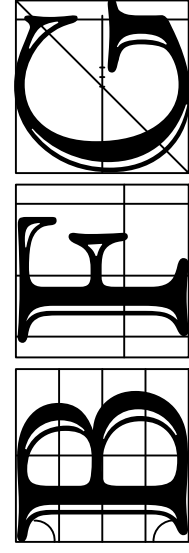
COMMONWEALTH OF VIRGINIA
MICHAEL M. BAGBY
Lic. No. 11765
PROFESSIONAL ENGINEER

WEST CAMPUS CONCEPT PLAN
**FAMILY HEALTH CENTER - SOUTH
STAFFORD HOSPITAL - EAST CAMPUS**
AQUILA MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA

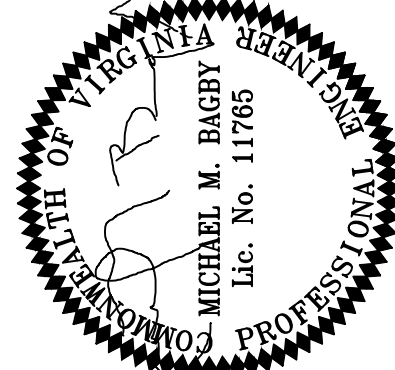
DATE:	8/31/2017
SCALE:	1" = 100'
DESIGNED BY:	MRB
DRAWN BY:	MMB
CHECKED BY:	MMB
FILE NAME:	20546-1 GDP
JOB NO.	20546-1
PLAN NO.	



REVISIONS	
DATE	



BAGBY, FOROUGH and GOODPASTURE, PLLC
CIVIL ENGINEERS and LAND SURVEYORS
125 OLDE GREENWICH DRIVE, SUITE 115
FREDERICKSBURG, VIRGINIA 22408
TEL: (540) 373-5178
FAX: (540) 373-6281



MICHAEL M. BAGBY
Lic. No. 11765
PROFESSIONAL ENGINEER
STATE OF VIRGINIA

EAST CAMPUS CONCEPT PLAN

**FAMILY HEALTH CENTER - SOUTH
STAFFORD HOSPITAL - EAST CAMPUS**

AQUA MAGISTERIAL DISTRICT

STAFFORD COUNTY, VIRGINIA

DATE:	8/31/2017
SCALE:	1" = 100'
DESIGNED BY:	MRB
DRAWN BY:	MMB
CHECKED BY:	MMB
FILE NAME:	20546-1 GDP
JOB NO.	20546-1
PLAN NO.	