

**This application is being concurrently processed with #REZ2025-00001**

July 08, 2024

**The attached packet is provided for review and comment from the following agencies:**

Building Official (DS900)  
Community Development Manager (DS940)  
Economic Development (MA286)  
Fire Marshal's Office (DS920)  
Historical Commission (DS940)  
Land Development Case Manager (DS940)  
Long Range Planning (DS940)  
Planning Case Planner  
Planning GIS Specialist - JBM (DS940)  
Prince William Water (SA317)  
Transportation Department (DS990)  
Watershed Management (DS930)  
Zoning Administrator (DS940)

**RE:** SUP2025-00001, Walmart Haymarket SUP  
SPECIAL USE, SPECIAL USE PERMIT

**MAGISTERIAL DISTRICT:** 20 - Gainesville

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**REQUEST:** This is a request to amend proffers associated with #PLN2002-00017. There is a concurrent request for a special use permit to allow a drive-up merchandise to pick up area and the expansion of the retail use exceeding 80,000 Sqft. **\*\*1ST SUBMISSION\*\***

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**GPIN(s): 7298-62-4616**

Your comments should:

- 1) address the anticipated impacts of the proposal on the goals, policies and action strategies of the Comprehensive Plan;
- 2) address the anticipated impacts of the proposal on the services of your department;
- 3) address any site specific concerns which are materially relevant to the requested land use decision;
- 4) list minimum development standards which may conflict with the proposed development or require special consideration in the Planning Office's analysis of the proposal.

Your assigned Case Planner is **Vanessa Watson**. Please use **eReview** to submit your comments. Reviewers without eReview access should submit their comments by email to **amendez@pwcgov.org**.

Your comments should be directed to **Andrea Mendez** and received no later than **August 20, 2024**. Your cooperation is appreciated.

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The attached packet is provided for information only. No comment is necessary from the following:

**SUPERVISOR - ROBERT WEIR**  
**COMMISSIONER -**  
**BOARD CHAIRMAN - DESHUNDRA JEFFERSON**  
**COMMISSIONER AT LARGE - MARK SCHEUFLE**  
**DIRECTOR OF PLANNING - TANYA WASHINGTON**  
**COUNTY ATTORNEY**  
**PLANNING COMMISSION CHAIRMAN - JUAN McPHAIL**

**Jenna Lee**

jenna.lee@troutman.com

February 23, 2024

**VIA FEDEX**

Ms. Juana Lozano  
Prince William County Government  
Current Planning  
5 County Complex Ct., Suite 210  
Prince William, VA 22192  
jlozano@pwcgov.org

**Re: Special Use Permit - 6530 Trading Square, Haymarket, Virginia**

Dear Ms. Lozano:

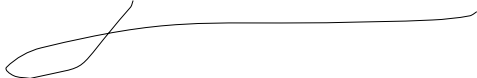
Please find the following documentation in support of the Proffer Amendment application for the existing Walmart Supercenter located at 6530 Trading Square, Haymarket, Virginia.

- A. Special Use Permit Application;
- B. Property Deed;
- C. Legal Description;
- D. Written Narrative and Justification;
- E. Special Use Permit Site Plan;
- F. Application for Deferral of Traffic Impact Analysis, Cultural Resources Assessment and Record Check for Pending Development Applications, and Application for Deferral of Environmental Constraints Analysis;
- G. Building Elevations; and
- H. Updated Adjacent Owner List and Affidavit.

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I am also enclosing a check in the amount of \$8,046.28 for the attached Special Use Permit application. We are happy to provide any additional information needed in support of this application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jenna Lee', with a long horizontal flourish extending to the right.

Jenna Lee

**APPLICATION FOR A SPECIAL USE PERMIT  
TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA**

**Case Name:** Wal-Mart Haymarket Pickup Expansion

The undersigned, being all of the owner(s), contract purchasers or the respective duly authorized agents thereof, do hereby petition for a special use permit to allow the following (state the purpose of the application):  
Wal-Mart Real Estate Business Trust

GPIN	Zoning	Acres
7298-62-4616	PMD	12.75

**Property Location:** Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets:  
Approximately 700 feet west from intersection of James Madison Highway and John Marshall Highway.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser/lessee, and engineer(s) as applicable are (attach additional pages if necessary):

<input type="checkbox"/> <b>Owner of Property*</b>	<input checked="" type="checkbox"/> <b>Authorized Agent(s)*</b>
Name: <u>HAYMARKET CENTER LLC &amp; ETAL</u>	Name: <u>ROBERT BEAMAN, TROUTMAN PEPPER</u>
Mailing Address: <u>6450 TRADING SR</u>	Mailing Address: <u>222 CENTRAL PARK AVE, SUITE 2000</u>
City/State/Zip: <u>HAYMARKET, VA</u>	City/State/Zip: <u>VIRGINIA BEACH, VA 23462</u>
Phone: _____	Phone: <u>(757) 687-7547</u>
Email: _____	Email: <u>rob.beaman@troutman.com</u>
<input type="checkbox"/> <b>Contract Purchaser/Lessee*</b>	<input type="checkbox"/> <b>Engineer*</b>
Name: <u>Wal-Mart Real Estate Business Trust</u>	Name: <u>BOHLER ENGINEERING</u>
Mailing Address: <u>PO Box 8050</u>	Mailing Address: <u>28 BLACKWELL PARK LANE, STE 201</u>
City/State/Zip: <u>Bentonville, AR 72716</u>	City/State/Zip: <u>WARRENTON, VA 20186</u>
Phone: _____	Phone: <u>(504) 349-4500</u>
Email: _____	Email: _____

\*Check the box next to the contact to which correspondence should be sent.

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

Signed this 22nd day of February, 2024.

Signature of Owner 

Name Karlen Alvarado Title Senior Project Manager  
Company HAYMARKET CENTER LLC & ETAL

(If anyone other than owner is signing, Power of Attorney must be attached.)

# Special Use Permit Application Supplemental Information

\*Required information. Proposed Uses require only one line completed.

<b>Case Name*</b>	Haymarket Walmart
<b>Proposal*</b>	Merchandise pickup expansion

Primary Use*..... <input checked="" type="checkbox"/>	<b>Fee Category*</b>	Indoor Use* ..... <input type="checkbox"/>
Secondary Use* ..... <input type="checkbox"/>	Category G	Outdoor Use* ..... <input type="checkbox"/>

<b>Land Information</b>			
	<b>Total Area*:</b>	12.75	acres
Disturbed Area* .....	0.78	acres	Open Space Area*.....
			NA
			acres
Impervious Area* .....	NA	acres	Recreational Area*.....
			NA
			acres

<b>Structure &amp; Lot Information</b>	
Residential Lots .....	Institutional or Educational ..... sq.ft.
Single Family Lots .....	Telecomm Cabinet ..... sq.ft.
Townhouse Lots .....	Retail or Commercial ..... 153,416 sq.ft.
Multi-Family Units .....	Recreational ..... sq.f
Affordable Units .....	Industrial ..... sq.ft.
Non-Residential Lots .....	Office ..... sq.ft.
Open Space Lots .....	Total Proposed Square Footage ..... 4,624 sq.ft.
Accessory Structures .....	
Landbays .....	Maximum Square Feet ..... 158,041 sq.ft.
Total Allowed Units .....	

<b>Miscellaneous Improvements</b>	
<b>HAZMAT</b> <input type="checkbox"/>	
Proposed Depth..... feet	Tower Height ..... feet
Proposed Width ..... feet	Number of Beds.....
Proposed Lot Reduction ..... acres	Automotive Bays.....
Excess Building Height..... feet	Maximum # of Children .....
Proposed District Reduction..... acres	Number of Signs .....

<b>Proposed Uses</b>	
Proposed Use	Proposed Use Acreage
Total disturbed area for merchandise pickup	0.75 acres
	acres
	acres
	acres
	acres
<b>Total Special Use Acreage</b>	<b>0.75 acres</b>

## **WALMART; PRINCE WILLIAM COUNTY, VIRGINIA**

### **PROJECT NARRATIVE SPECIAL USE PERMIT AND PROFFER AMENDMENT**

Applicant: Wal-Mart Real Estate Business Trust

County of Prince William Tax Map No. 7298-62-4616

Site Area: 12.75 acres (approx.)

**September 13, 2023**

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#### **PROPOSAL**

This narrative has been prepared in conjunction with an application by Wal-Mart Real Estate Business Trust (the "Applicant") for a Special Use Permit (a "SUP") and Proffer Amendment to allow for a drive-up merchandise pickup area and the expansion of a retail use exceeding 80,000 square feet.

The property is located at 6530 Trading Square, Haymarket, Virginia and consists of approximately 12.75 acres (the "Property"), as shown on the Special Use Permit Plan submitted with this application. The Property is currently zoned Planned Mixed Use District (PMD) and is located within the Market Center at Haymarket and Highway Corridor Overlay Districts.

This project includes the construction of a building expansion of approximately 4,625 square feet to be used as a staging area for customer merchandise pickup (the "Pickup Expansion"). Customers will park in designated parking spaces, and store associates will deliver pre-purchased merchandise to the customers' cars. The expanded building area will be used for staging related to this use, and not as additional retail sales area. The existing store consists of 153,416 square feet. The proposed expansion will increase the size of the original building by approximately 3.01%.

Additional improvements related to this project will include modifications to the existing parking area. As a result of the proposed Pickup Expansion, the overall parking provided on the Property will be reduced from 534 parking spaces to 512 parking spaces.

### **LAND USE**

The Property is designated “Mixed Use, Neighborhood” (T-3) under the County Comprehensive Plan. Within the Haymarket Activity Center, Mixed-Use T-3 areas are intended to integrate housing, office, and retail uses that serve the hospital and surrounding communities. These areas also provide a transition between higher-intensity hospital campus uses and the surrounding rural communities. Consistent with the Mixed-Use T-3 land use goals, the proposed drive-in merchandise pickup use will promote the continued development of retail uses serving surrounding communities and will allow the existing use to meet changing customer needs. The proposed Pickup Expansion will offer a wide variety of products for curbside pickup in designated parking spaces.



**COMMUNITY DESIGN**

The proposed paint color palette will utilize soft, muted colors and the Pickup Expansion area will be designed to be architecturally consistent with the existing Walmart store. The Pickup Expansion area proposed under this SUP application (which is appropriately scaled given the size of the Walmart store building) will have a minimal visual effect on surrounding properties.

**CULTURAL RESOURCES**

The proposed Pickup Expansion will be constructed on the site of an existing Walmart retail store. No impact on the County's cultural resources is anticipated.

**ECONOMIC DEVELOPMENT**

The proposed Pickup Expansion will positively impact the County's economy by generating additional tax revenues and creating new jobs.

**ENVIRONMENT**

The project will avoid environmental features. No additional impact on the environment is anticipated as a result of the proposed project.

**FIRE AND RESCUE**

No impact on the County's fire and rescue services is anticipated as a result of the proposed project.

**HOUSING**

No impact on the County's housing supply is anticipated as a result of the proposed project.

**LIBRARIES**

No impact on the County's library system is anticipated as a result of the proposed project.

**PARKS AND OPEN SPACE**

No impact on the County's parks and open space is anticipated as a result of the proposed project.

**POLICE**

No impact on the County's police department is anticipated as a result of the proposed project.

**POTABLE WATER**

No impact on the County's potable water supply is anticipated as a result of the proposed project.

**SCHOOLS**

No impact on the County's school system is anticipated as a result of the proposed project.

**SEWER**

No impact on the County's sewer and wastewater system is anticipated as a result of the proposed project.

**TRANSPORTATION**

A Traffic Impact Analysis ("TIA") was not required by the County or the Virginia Department of Transportation ("VDOT") as part of the site plan review process for the Walmart store. No additional traffic impact is anticipated as a result of the proposed project.

**SB 549 JUSTIFICATION NARRATIVE**

Identify impacts (for residential rezonings and proffer amendments only). This narrative shall include a detailed description of the following:

**a. Specifically identify all of the impacts of the proposed rezoning or proffer amendment;**

The proposed Pickup Expansion will be constructed on the site of an existing Walmart retail store. Walmart does not anticipate any detrimental impacts as a result of the proposal.

**b. Propose specific and detailed mitigation strategies and measures to address all of the impacts of the proposed rezoning or proffer amendment;**

Walmart does not anticipate any negative impacts as a result of the proposed merchandise pickup area. The expanded area will utilize soft, muted colors and the Pickup Expansion area will be designed to be architecturally consistent with the existing Walmart store. The Pickup Expansion area proposed under this SUP application (which is appropriately scaled given the size of the Walmart store building) will have a minimal visual effect on surrounding properties.

**c. Specifically address whether all of the mitigation strategies and measure are consistent with all applicable law, including, but not limit to, Virginia Code 15.2-2303.4, effective July 1, 2016;**

Walmart's proposed building design and use are consistent with applicable law.

**d. Specifically demonstrate the sufficiency and validity of those mitigation strategies using professional best accepted practices and criteria, including all data, records, and information used by the applicant or its employees or agents in identifying any impacts and developing any proposed mitigation strategies and measures.**

As previously noted, Walmart's proposed use and expansion will be constructed on the site of an existing Walmart retail store. Walmart does not anticipate any detrimental impacts as a result of the proposal. The expanded area will utilize soft, muted colors and the Pickup Expansion area will be designed to be architecturally consistent with the existing Walmart store. The Pickup Expansion area proposed under this SUP application (which is

## Special Use Permit Narrative

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appropriately scaled given the size of the Walmart store building) will have a minimal visual effect on surrounding properties.



**Cultural Resources Assessment and Record Check for Pending Development Applications**

This is a desk review of the project and is subject to change if additional information becomes available.  
Contact the Planning Office at (703) 792-7615 or email [planning@pwcgov.org](mailto:planning@pwcgov.org) for more information.

<b>Applicant/ Project Information</b>	Project Name Wal-Mart Haymarket Pickup Expansion	Applicant Name Wal-Mart Real Estate Business Trust	
	Email rob.beaman@troutman.com	Phone (757) 687-7547	Fax
	GPIN(s) 7298-62-4616		
	Visual Inspection Findings None		

**County Archaeologist Use Only**

County Records Check (Verify reference to site on the following)

- |  |                              |                             |
|--|------------------------------|-----------------------------|
| 1. Prince William County Cultural Resources Map (GIS) .....  | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. 1820 Prince William County Map (Wood).....                | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. 1901 Prince William County Map (Brown).....               | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 4. 1904 Army Maneuvers Map .....                             | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 5. 1915 - 1927 USGS 15 Minute Quad Maps.....                 | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 6. 1933 Virginia Highway Map .....                           | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 7. Eugene Scheel's Historic Prince William Map .....         | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 8. Eugene Scheel's African American Heritage Map.....        | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 9. County Register of Historic Sites (CRHS).....             | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 10. High Sensitivity Areas - Historic Sites Map .....        | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 11. High Sensitivity Areas - Prehistoric Sites Map.....      | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 12. The Official Military Atlas of the Civil War .....       | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 13. Civil War Map from the Library of Congress .....         | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 14. American Battlefield Protection Program Maps .....       | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 15. Map of Fairfax, Loudoun, & Prince William Counties ..... | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 16. USGS Topographic Maps.....                               | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 17. Cemetery (PWC GIS).....                                  | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 18. Other: _____   |                              |                             |

Comments

**Findings**

- A CRHS or a Prehistoric High Sensitivity Area is checked on the list above, therefore, a Phase I Cultural Resources Survey\* must be submitted with Rezoning and Special Use Permit applications per Sections 32-700.20(9) and 32-700.50(3)(a) of the Zoning Ordinance.
- There is a medium to high potential for finding archaeological sites and or historic structures on the project area, therefore, a Phase I Cultural Resources Survey\* must be submitted with Rezoning and Special Use Permit applications per Sections 32-700.20(9) and 32-700.50(3)(a) of the Zoning Ordinance.
- Archaeological and historic sites or graves are recorded on the project area, but no Cultural Resources Survey is required at this time.
- No archaeological and historic sites or graves are recorded on the project area.
- Further cultural resource review is not warranted at this time due to ground disturbance or recommendations of no further work from prior cultural resource survey reports.

Comments:

County Archaeologist Signature: Justin S. Patton Digitally signed by Justin S. Patton Date: 2023.03.24 11:31:17 -04'00' Date: 3/24/2023

This assessment is valid for one year from the County Archaeologist's signature date.

\*All scopes of work must be approved by the County Archaeologist prior to initiation of work.



## Application for Deferral of Environmental Constraints Analysis (ECA)

Revised 06/26/2019

<b>APPLICANT INFORMATION</b>	NAME / TITLE	Robert P. Beaman III, Esq. - Troutman Pepper Hamilton Sanders, LLP, of Counsel		
	COMPANY	Wal-Mart Real Estate Business Trust		
	MAILING ADDRESS	Street: 222 CENTRAL PARK AVE, SUITE 2000		
		City: Virginia Beach	State: VA	Zip Code: 23462
	EMAIL	rob.beaman@troutman.com	PHONE	(757) 687-7547
	<input checked="" type="radio"/> APPLICANT <input type="radio"/> AUTHORIZED AGENT <input type="radio"/> OTHER _____			
<b>APPLICATION TYPE</b>	<input checked="" type="radio"/> SPECIAL USE PERMIT <input type="radio"/> REZONING <input type="radio"/> REZ/SUP PROFFER AMENDMENT <input type="radio"/> OTHER _____			
<b>PROPOSED USE SUMMARY</b>	SUP for a proposed drive-in merchandise pickup use			
<b>PROPERTY ADDRESS(ES)</b>	6530 Trading Square Haymarket, VA			
<b>LIST PROPERTY GPIN(S)</b>	7298-62-4616			
<b>TOTAL ACREAGE</b>	Combined total acreage of all parcels listed above. 12.75 acres			

**FOR OFFICE USE ONLY**

*5 hardcopies of the following shall be submitted with application. All plans shall be prepared with a scale of no smaller than 1"=100' and on sheets not to exceed 24" x 36". If prepared on more than one sheet, matchlines shall be clearly indicated where sheets join. All sheets shall be folded to a size not greater than 9"x12".*

Full ECA is required to be submitted with the application.

ECA Plan requirements are listed in Zoning Ordinance Sec.32-700.21 and in Reference Manual for Rezoning, Special Use Permit & Proffer Amendment Applications. <http://www.pwcva.gov/assets/documents/zoning/Reference%20Manual.pdf>

Modified ECA is required with application.\* Provide the information as indicated below, either as

Separate Plan or as  Part of the GDP/SUP Plan

- Approximate delineation of all wetland areas and Chesapeake Bay resource Protection Areas
- Areas of 15% slope or greater with ≥25% slopes differentiated; Topography shall be shown by contour lines. Contour interval shall be no more than 5 feet. Contours shall be shaded in a graphic technique showing slope conditions of 15 to 25 percent and another distinguishing graphic technique showing greater than 25 percent slope.
- Proposed impervious and pervious surfaces in tabular form
- Limits of disturbance and areas that will remain in a natural or undisturbed state
- Potential habitat for or actual occurrence of, endangered or threatened species and species of special concern
- 100-year floodplain boundary
- Mapped soil types with areas of highly erodible, highly permeable, and marine clay soils identified
- Vegetation cover types and specimen trees
- Environmental Resource (ER) boundary and acreage tabulation of ER designated onsite
- Other required information:

*all utilities and associated easements*

No ECA required for this application.\*

Comments:

\* ECA may be required later in the Rezoning/Special Use Permit process if subsequent details of the case warrant additional information.

Reviewer Name: Clay Morris     Signature: Clay Morris     Date: 3/4/23

Submit form to: Public Works-Environmental Services, Attention: Clay Morris, 5 County Complex Ct., Ste. 170, Prince William, VA 22192 or via email to [ECAForm@pwcgov.org](mailto:ECAForm@pwcgov.org)  
For more information or assistance, please call Environmental Services (703) 792-7070

# Application for Deferral of Traffic Impact Analysis (TIA)

To be completed with assistance from PWC Transportation Department  
www.pwcva.gov/department/transportation or 703.792.6825

**To be completed by applicant:**

Applicant Name: Wal-Mart Real Estate Business Trust Phone: (757) 687-7547

Proposed Use: Drive Up Facility for Merchandise Pickup Expansion

Address: 6530 Trading Square, Haymarket, VA Lot Size: 12.75

Select One:  Rezoning  Special Use Permit  Other: \_\_\_\_\_

To be completed by applicant:				To be completed by PWC Transportation Department:				
Tract/Use	Area	Zoning	Land Use	ITE Code	(ITE Latest Edition Trip Rate)	Trips - 24 Hours	Trips - AM Peak	Trips - PM Peak
Retail	12.75	PMD	Retail					
<i>Drive In Addition For Merchandise Pickup</i>				—	—	—	—	—
<b>Total</b>						—	—	—
1200 Daily Trips or 100 Peak Hour Trips						Yes		
						No	X	X

### FOR OFFICE USE ONLY

- A TIA (three copies and two information disks) is required to be submitted with the application. The consultant preparing the analysis must meet with the PWC Department of Transportation and VDOT to discuss the scope and requirements of the analysis before beginning the analysis. Additionally, at the scoping session, VDOT will determine whether a 527 review is required, as well as the applicable fee.
- A TIA is not required to be submitted at this time. The traffic generated by the proposed development does not appear to exceed the thresholds established in §602.01 of the Prince William County Design and Construction Standards Manual (DCSM). However, a TIA may be required later in the rezoning/special use permit process or during the site plan review process if subsequent details warrant a TIA. The applicant should also be aware that a 527 review may be required by VDOT and may want to contact VDOT to verify whether a 527 review will be warranted.

A TIA has been waived by the Director for the following reasons: \_\_\_\_\_

Reviewed by (print name): George Phillips Date: 3/10/2023

Additional Notes: \* *The proposed drive in addition will not significantly increase traffic to the site. A traffic study is not required with this application.*



# LEGAL DESCRIPTION

The land referred to in this Informational Report is described as follows:

Parcel I:

ALL THAT CERTAIN lot, piece or parcel of land, with all improvements thereon and appurtenances thereto belonging, lying and being in the County of Prince William, Virginia shown and designated as "Parcel A-1," containing 12.7479 acres, more or less, on Subdivision Plat entitled 'PLAT SHOWING RESUBDIVISION AND DEDICATION AND VACATION OF VARIOUS EASEMENTS ON THE PROPERTIES OF HAYMARKET (E & A), LLC INSTR. #[200906260062620](#) GAINESVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA," recorded in the Clerk's Office, Circuit Court of Prince William County, Virginia, as Instrument No. [201109160076642](#), to which plat reference is hereby made for a more particular description of the property hereby conveyed.

Parcel II:

TOGETHER with those non-exclusive easements to use the Common Areas as set forth in Section 5 of Easements With Covenants And Restrictions Affecting Land, between Wal-Mart Stores East, LP, a Delaware limited partnership, Kohl's Department Stores, Inc., and Haymarket (E&A), LLC, a South Carolina limited liability company, dated August 31, 2011, recorded September 12, 2011, as Instrument No. [201109120075128](#). First Amendment of Easements With Covenants And Restrictions Affecting Land between Wal-Mart Stores East, LP, a Delaware limited partnership, Kohl's Department Stores, Inc., a Delaware corporation, Haymarket (E&A), LLC, a South Carolina limited liability company, dated October 4, 2016, recorded February 14, 2017 as Instrument No. [201702140012403](#), as supplemented by Supplemental Declaration between Haymarket (E&A), LLC, a South Carolina limited liability company and Primrose School Franchising Company, a Georgia corporation, recorded October 1, 2018 as Instrument No. [201810010071598](#) and Plat attached recorded as Instrument No. [201810010071599](#); and Assignment and Assumption of ECR made by and between Haymarket (E&A), LLC, a South Carolina limited liability company and Haymarket Center LLC, a Delaware limited liability company, which entity is registered to do business in the Commonwealth of Virginia as Haymarket Center TIC LLC, Haymarket Center TIC #1 LLC and Haymarket Center TIC #2 LLC, a Delaware limited liability company, dated as of December 26, 2018, recorded January 3, 2019, as Instrument No. [201901030000743](#).

Deed recitation:

Haymarket Center LLC, a Delaware limited liability company (as to a 93.28% interest) and Haymarket Center TIC #1 LLC, a Delaware limited liability company (as to a 3.90% interest) and Haymarket Center TIC #2 LLC, a Delaware limited liability company (as to a 2.82% interest) under [Deed from](#) Haymarket (E&A), LLC, a South Carolina limited liability company, dated December 17, 2018, recorded January 3, 2019 as Instrument Number [201901030000741](#), among the land records of Prince William County, Virginia. (Conveys premises herein and more)

# SPECIAL USE PERMIT SUP2022-XXXXX

FOR



## PROPOSED PICKUP 2.0 IMPROVEMENTS

LOCATION OF SITE  
STORE #3077-282  
65306 TRADING SQUARE  
GAINESVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY  
HAYMARKET, VIRGINIA 20169  
GPIN: 7298-62-4616



**LOCATION MAP**

SCALE: 1" = 2,000'  
Copyright 2020 MICROSOFT CORPORATION

**OWNER/DEVELOPER**

HAYMARKET CENTER LLC & ETAL  
HAYMARKET, VA 20169  
CONTACT: DAVID PENNY  
479-204-3156

PREPARED BY



CONTACT: KATHERINE S. ROBERTS, P.E.

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER SHEET	1
OVERALL SITE PLAN	2
SPECIAL USE PERMIT	3

REVISIONS	BY

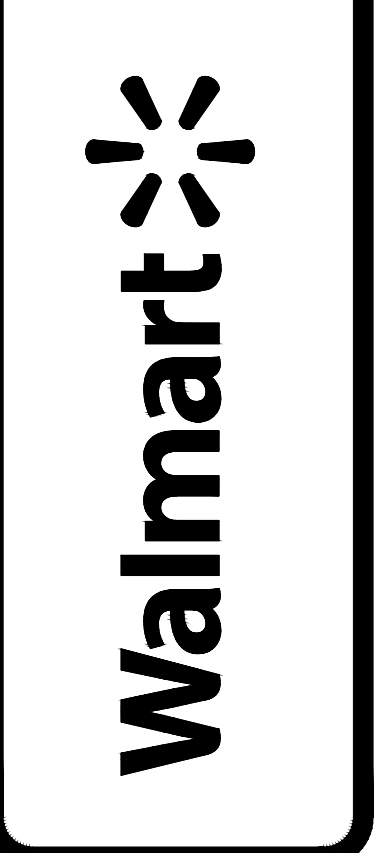
**BOHLER**  
28 BLACKWELL PARK LANE, SUITE 201  
WARRENTON, VIRGINIA 20186  
Phone: (540) 349-4500  
Fax: (540) 349-0321  
VA@BohlerEng.com

COMMONWEALTH OF VIRGINIA  
Katherine Roberts  
Lic. No. 0402060193  
12/21/2022  
PROFESSIONAL ENGINEER

**811**  
Know what's below.  
Call before you dig.  
ALWAYS CALL 811  
It's fast. It's free. It's the law.

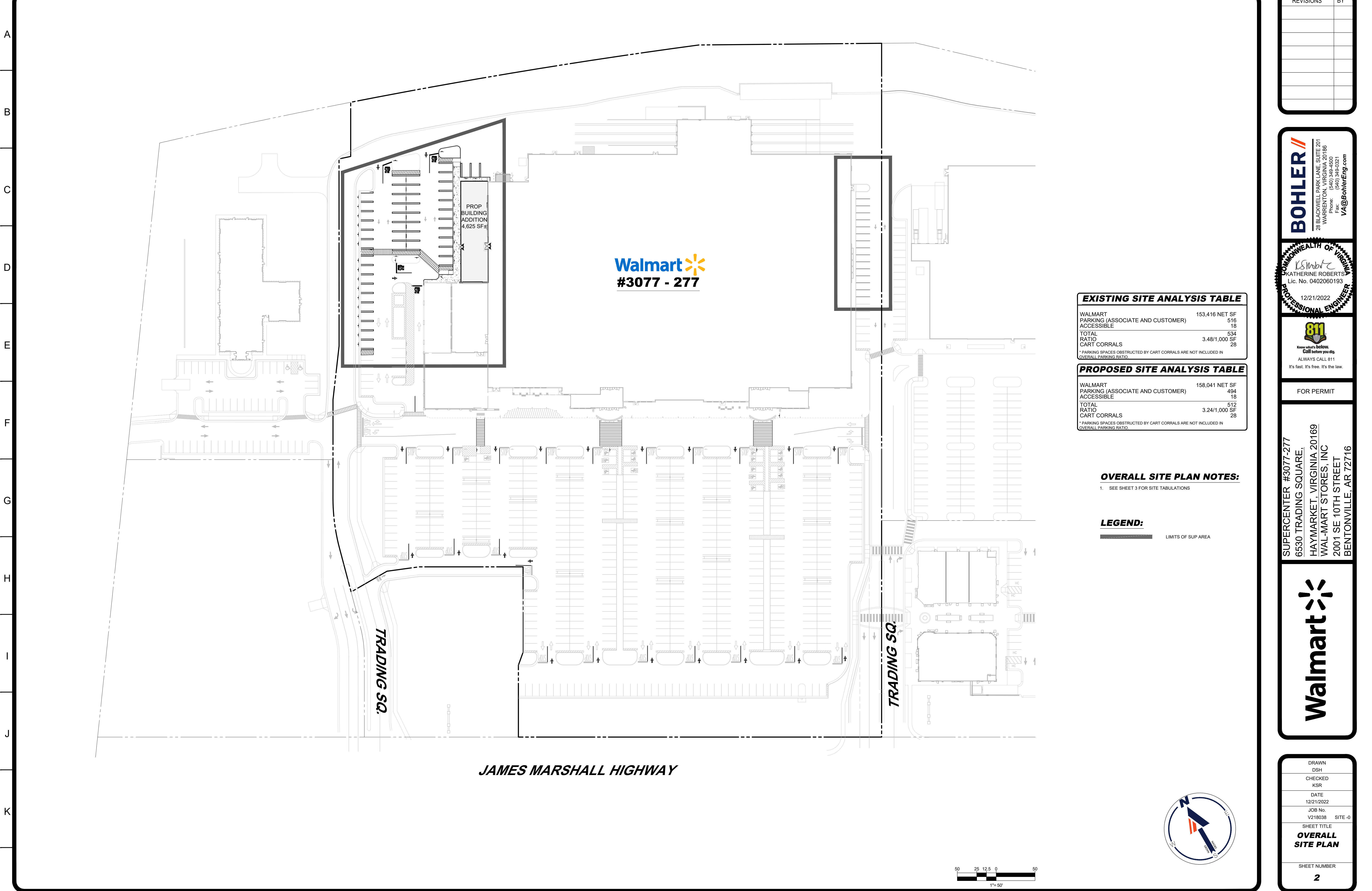
FOR PERMIT

SUPERCENTER #3077-277  
6530 TRADING SQUARE,  
HAYMARKET, VIRGINIA 20169  
WAL-MART STORES, INC  
2001 SE 10TH STREET  
BENTONVILLE, AR 72716



DRAWN  
DSH  
CHECKED  
KSR  
DATE  
12/21/2022  
JOB No.  
V218038 SUPP-0  
SHEET TITLE  
**COVER SHEET**  
SHEET NUMBER  
**1**





**Walmart**  
#3077 - 277

**JAMES MARSHALL HIGHWAY**

**TRADING SQ.**

**TRADING SQ.**

**EXISTING SITE ANALYSIS TABLE**

WALMART	153,416 NET SF
PARKING (ASSOCIATE AND CUSTOMER)	516
ACCESSIBLE	18
TOTAL	534
RATIO	3.48/1,000 SF
CART CORRALS	28

\* PARKING SPACES OBSTRUCTED BY CART CORRALS ARE NOT INCLUDED IN OVERALL PARKING RATIO

**PROPOSED SITE ANALYSIS TABLE**

WALMART	158,041 NET SF
PARKING (ASSOCIATE AND CUSTOMER)	494
ACCESSIBLE	18
TOTAL	512
RATIO	3.24/1,000 SF
CART CORRALS	28

\* PARKING SPACES OBSTRUCTED BY CART CORRALS ARE NOT INCLUDED IN OVERALL PARKING RATIO

**OVERALL SITE PLAN NOTES:**

- SEE SHEET 3 FOR SITE TABULATIONS

**LEGEND:**

— LIMITS OF SUP AREA

REVISIONS	BY

**BOHLER**  
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COMMONWEALTH OF VIRGINIA  
Katherine Roberts  
Lic. No. 0402060193  
12/21/2022  
PROFESSIONAL ENGINEER

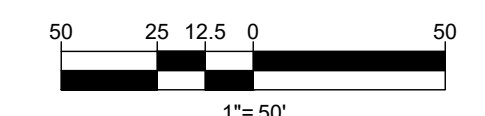
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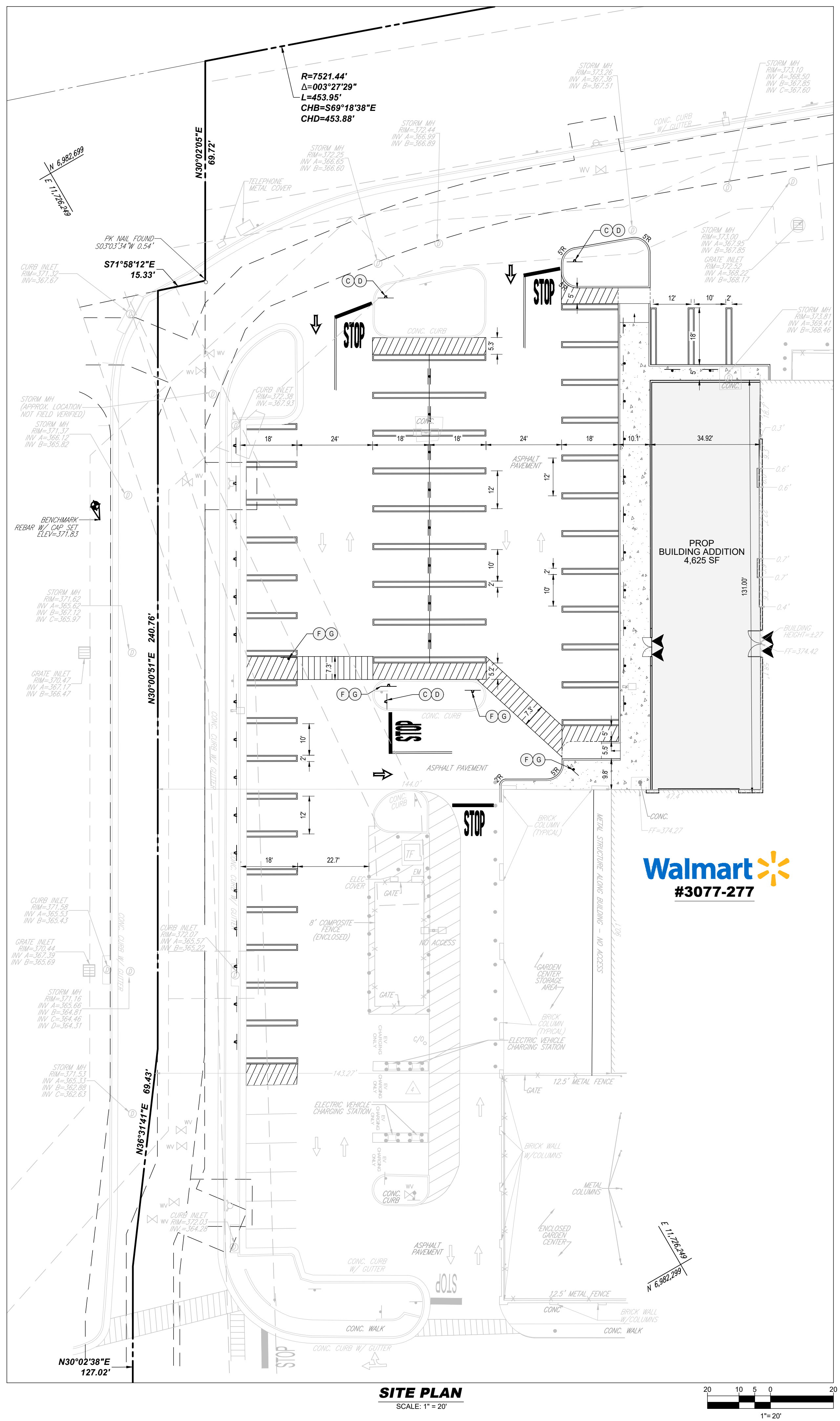
SUPERCENTER #3077-277  
6530 TRADING SQUARE,  
HAYMARKET, VIRGINIA 20169  
WAL-MART STORES, INC  
2001 SE 10TH STREET  
BENTONVILLE, AR 72716

**Walmart**

DRAWN	DSH
CHECKED	KSR
DATE	12/21/2022
JOB No.	V218038
SITE -0	
SHEET TITLE	<b>OVERALL SITE PLAN</b>
SHEET NUMBER	<b>2</b>



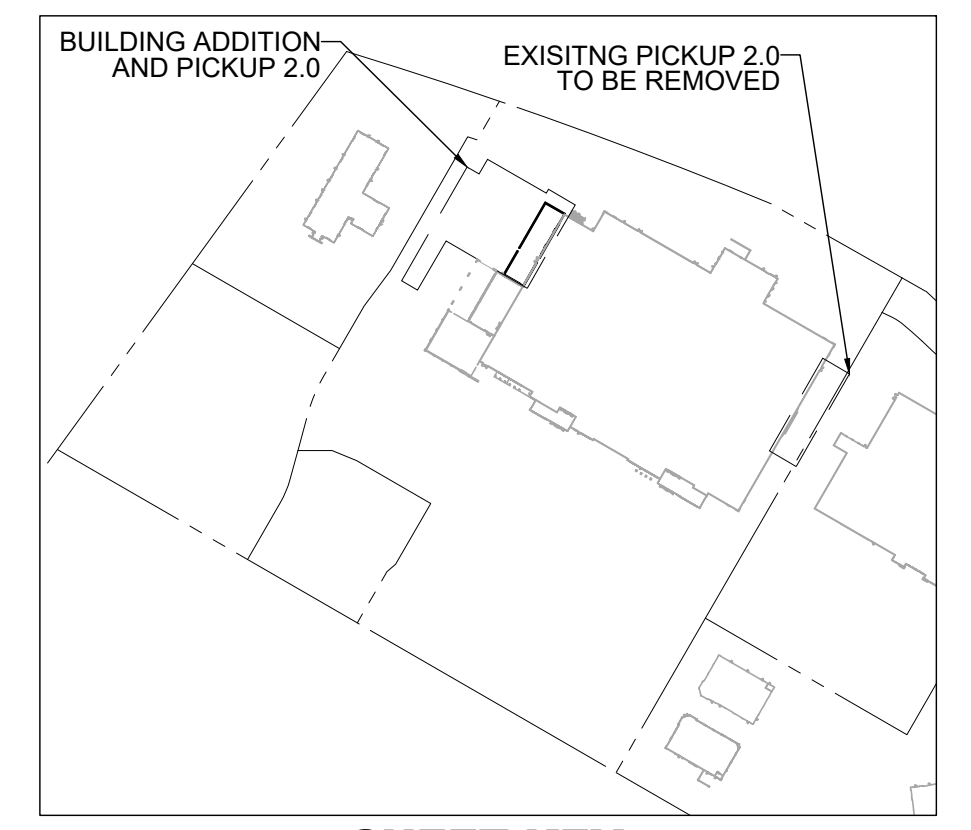




**SITE PLAN**  
SCALE: 1" = 20'



**SITE PLAN**  
SCALE: 1" = 20'



**SHEET KEY**  
NOT TO SCALE

**GENERAL NOTES:**

- THIS PLAN IS BASED ON THE FOLLOWING:  
PARTIAL BOUNDARY AND TOPOGRAPHIC SURVEY -  
WALMART HAYMARKET  
GAINESVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA  
PREPARED BY: BOHLER  
PROJECT #: V218038/SV218038  
DATED: 5/24/2022
- DEVELOPER:  
WAL-MART REAL ESTATE BUSINESS TRUST  
2001 SE 10TH STREET, BENTONVILLE, AR 72716  
CONTACT: DAVID FENNY  
PHONE: (479) 204-3156
- GPINS: 7298-62-4616
- BULK REQUIREMENTS:
 

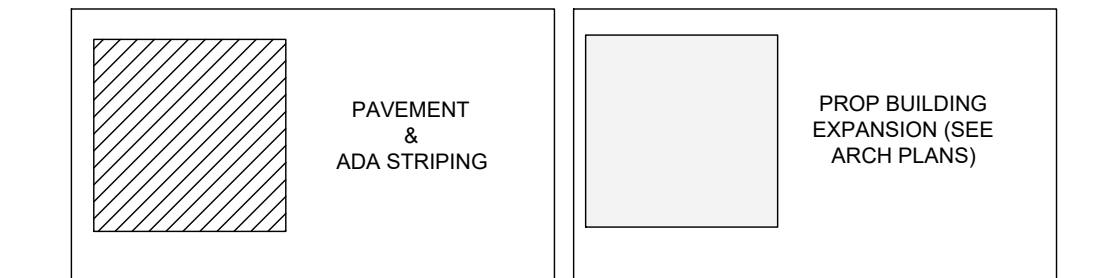
	REQUIRED	PROVIDED
A. BUILDING SETBACK REQUIREMENTS		
FRONT SETBACK (SOUTH)	20'	424'
SIDE SETBACK (WEST)	20'	144'
SIDE SETBACK (EAST)	20'	40'
REAR SETBACK (NORTH)	25'	97'
B. MAXIMUM BUILDING HEIGHT	45'	± 45' MAX
C. MAXIMUM FLOOR AREA RATIO	0.40	0.40
- THE PROPOSED STRUCTURE SHOWN ARE WITHIN THE LIMITS OF THE SPECIAL USE PERMIT
- PARKING TABULATION
 

1 PER 200 NET SF UP TO 50,000 NET SQ FT;		
THEN 1 PER 225 SF UP TO 300,000 SF; THEN	556	512
1 PER 250 NET SF AFTER THAT		
INCLUDED ADA SPACES	10	18
LOADING SPACES: NONE UP TO 10,000 NET SQ FT; THEN 1 FOR UP TO 30,000 NET SQ FT; THEN 1 FOR UP TO 50,000 NET SQ FT; THEN 1 FOR UP TO 100,000 NET SQ FT; THEN 1 PER 100,000 NET SQ FT AFTER THAT	3	6
- SHARED PARKING AGREEMENT EXISTS FOR SHOPPING CENTER
- NET BUILDING SQUARE FOOTAGE PERCENT INCREASE:  
= ((158,041 - 153,416) / 153,416) \* 100% = 3.01%
- ALL ON-SITE EASEMENTS WILL BE VERIFIED WITH FINAL ENGINEERING.
- SIGN LOCATIONS ARE SUBJECT TO FINAL ENGINEERING.
- PROPOSED BUILDING UTILITY LOCATIONS, PLANTING AND PARKING LOT CONFIGURATIONS ARE SUBJECT TO FINAL ENGINEERING. BUILDING FOOTPRINT CONFIGURATION TO BE DETERMINED DURING THE SITE PLAN REVIEW BUT SHALL REMAIN IN SUBSTANTIAL CONFORMANCE AS DEPICTED.

**SITE LEGEND**

- REFERENCE DETAIL SHEET
- (A) NEW OPEN ARROW PAVEMENT MARKINGS.
  - (B) NEW STOP BARS/ STOP TEXT PAVEMENT MARKINGS
  - (C) NEW 30"x30" STOP SIGN.
  - (D) NEW SIGN MOUNTING AND BASE WITH BREAK AWAY POST.
  - (E) LIMITS OF SEAL COAT. APPLY SEAL COAT WHERE STRIPING AND PAVEMENT MARKINGS WERE REMOVED AND WHERE NEW STRIPING AND PAVEMENT MARKINGS WILL BE APPLIED. APPLY NEW STRIPING AND PAVEMENT MARKINGS OVER SEAL COAT.
  - (F) NEW SIGN MOUNTING AND BASE WITH BOLLARD.
  - (G) NEW "STOP HERE FOR PEDESTRIANS" SIGN.
  - (H) NEW CROSSWALK MARKINGS - 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS.
  - (I) EXISTING "STOP HERE FOR PEDESTRIANS" SIGN

**HATCH LEGEND**



**EXISTING SITE ANALYSIS TABLE**

WALMART PARKING (ASSOCIATE AND CUSTOMER) ACCESSIBLE	153,416 NET SF
TOTAL RATIO	516
CART CORRALS	18
TOTAL RATIO	534
CART CORRALS	3,481,000 SF
CART CORRALS	28

\* PARKING SPACES OBSTRUCTED BY CART CORRALS ARE NOT INCLUDED IN OVERALL PARKING RATIO.

**PROPOSED SITE ANALYSIS TABLE**

WALMART PARKING (ASSOCIATE AND CUSTOMER) ACCESSIBLE	158,041 NET SF
TOTAL RATIO	494
CART CORRALS	18
TOTAL RATIO	512
CART CORRALS	3,241,000 SF
CART CORRALS	28

\* PARKING SPACES OBSTRUCTED BY CART CORRALS ARE NOT INCLUDED IN OVERALL PARKING RATIO.



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**Walmart**

DRAWN: DSH  
CHECKED: KSR  
DATE: 12/21/2022  
JOB No.: V218038 SITE-0  
SHEET TITLE: SPECIAL USE PERMIT  
SHEET NUMBER: 3



**SITE PLAN**



EXISTING PICKUP  
EXISTING MONUMENT SIGN LOCATION ON SITE



**MONUMENT SIGN: ETR**



**DISCLOSURES**

- PAINT RESTRICTIONS: STORE TO RECEIVE SWIPE UP INITIATIVE, UPDATE AREAS AND ELEMENTS TO LATEST BRANDING AS REQUIRED.
- ALLOWED SIGNAGE SF: 400.00 SF
- EXISTING SIGNAGE SF: 530.68 SF
- PROPOSED SIGNAGE SF: 404.59 SF
- VARIANCE/ PROCESS: N/A

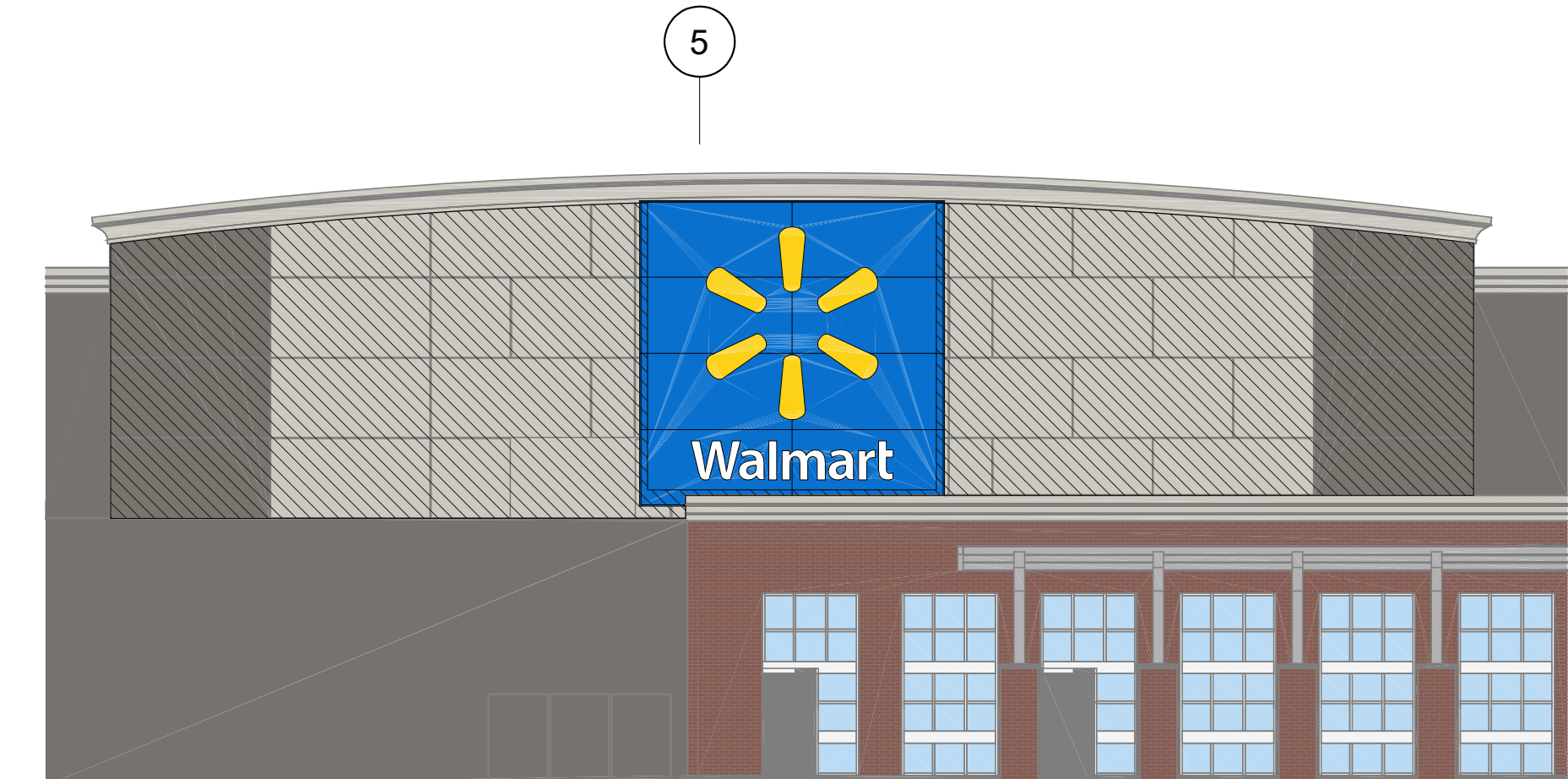
COLOR LEGEND	
M1	EXISTING QUIKBRICK
P8E	SAFETY YELLOW
P49E	DARK GRAY
P78U	WALMART BLUE (URETHANE-LIKE)
P81E	BLACK
P134E	LIGHT GRAY
P135E	MEDIUM GRAY
P162E	BLACK GRAY
PF14	WALMART BLUE (URETHANE-LIKE)

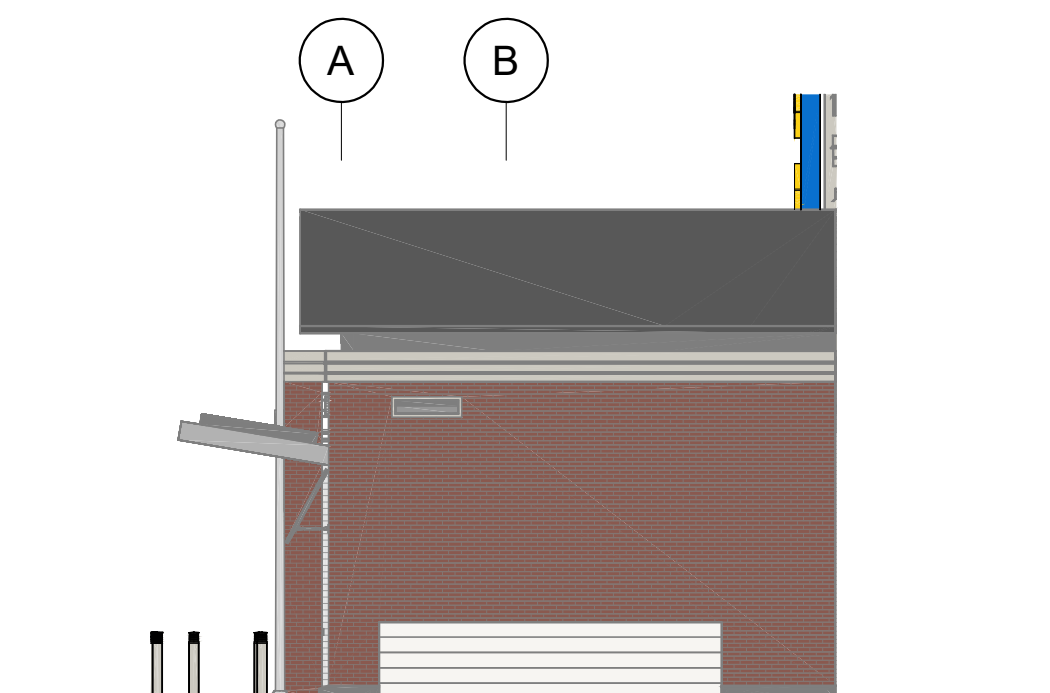
MATERIAL LEGEND	
[Pattern]	DECORATIVE VINYL FILM BY WALMART SIGN CONTRACTOR (COLOR TO MATCH P134E)
[Pattern]	DECORATIVE VINYL FILM BY WALMART SIGN CONTRACTOR (COLOR TO MATCH P49E)

- SHEET NOTES**
- PATCH AND REPAIR EXTERIOR WALL SURFACES, DAMAGED OR EXPOSED DUE TO REMOVAL OF BUILDING MOUNTED ITEMS, TO MATCH ADJACENT AS REQUIRED.
  - REFER TO DETAILS ON SHEET A2.1 FOR SUBSTRATE AND FINISH REQUIREMENTS AT LOCATIONS OF BUILDING MOUNTED SIGNS.
  - NOT USED.
  - NOT USED.
  - PRIOR TO PAINTING WALL AT LOCATION(S) OF LIT ID/LOGO SIGN(S), COORDINATE SCOPE OF WORK WITH WALMART CM.
  - IF PAINTING ADJACENT WALLS PAINT HOLLOW METAL STEEL DOORS, FRAMES, AND DOWNSPOUTS, EXPOSED METAL FLASHING, HANDRAILS, AND EXPOSED MISCELLANEOUS STEEL TO MATCH ADJACENT BUILDING COLOR UNO.
  - PAINT ANY NEW ROOFTOP GAS PIPING (P8E) WHERE EXTERIOR WALL IS BEING PAINTED, GAS PIPE ALONG SIDE WALL TO GRADE SHOULD MATCH ADJACENT BUILDING. DO NOT PAINT METER OR VALVES.
  - IF PAINTING ADJACENT WALLS PAINT CANOPY STRUCTURAL STEEL AND FLASHING TO MATCH ADJACENT WALL.
  - NOT USED.
  - PAINT ALL EXTERIOR ENTRY BOLLARDS TO MATCH EXISTING COLOR UNLESS NOTED TO RECEIVE PLASTIC BOLLARD SLEEVE.
  - NOT USED.
  - DO NOT PAINT LED WALL PACK HOUSINGS.
  - PAINT GARDEN CENTER STEEL DOORS AND FRAMES (P8E)
  - NOT USED.
  - DO NOT PAINT QUIK BRICK.

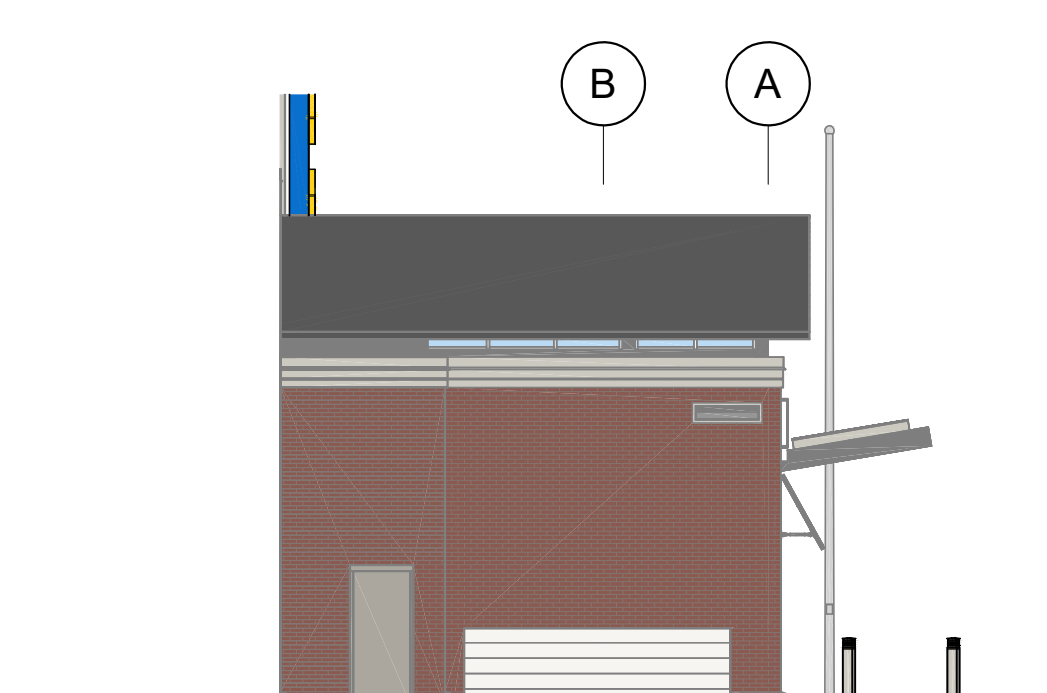
- DEMOLITION NOTES**
- NOT USED.
  - REMOVAL OF BUILDING MOUNTED ITEMS, SHOWN OR NOTED TO BE DEMOLISHED OR AS REQUIRED BY SCOPE OF WORK, SHALL OCCUR PRIOR TO PAINTING BUILDING. COORDINATE DEMOLITION WORK SO EXTERIOR PAINTING WILL OCCUR PRIOR TO INSTALLATION OF BUILDING MOUNTED ITEMS.



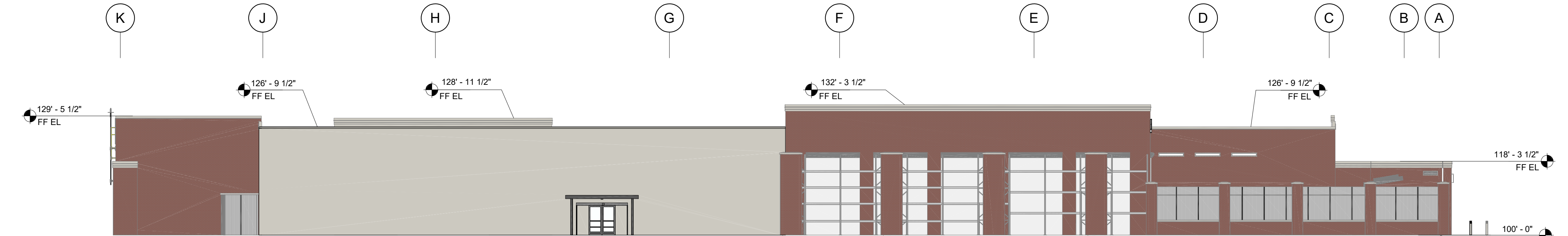
**7 ENLARGED ELEVATION**  
1" = 10'-0"



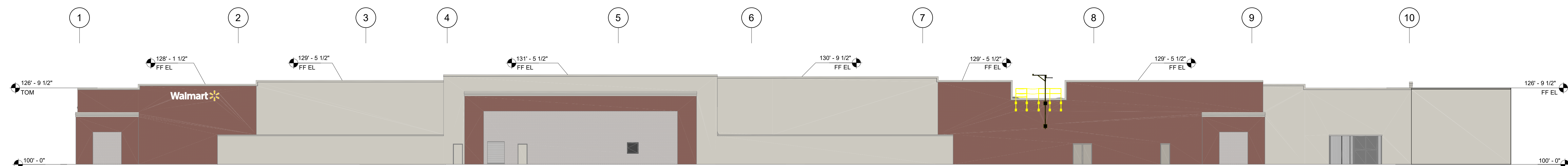
**6 VESTIBULE-GR ELEVATION**  
1" = 10'-0"



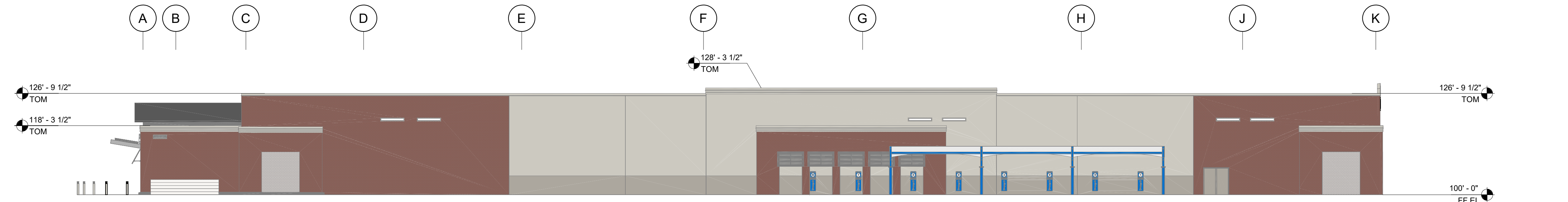
**5 VESTIBULE-GM ELEVATION**  
1" = 10'-0"



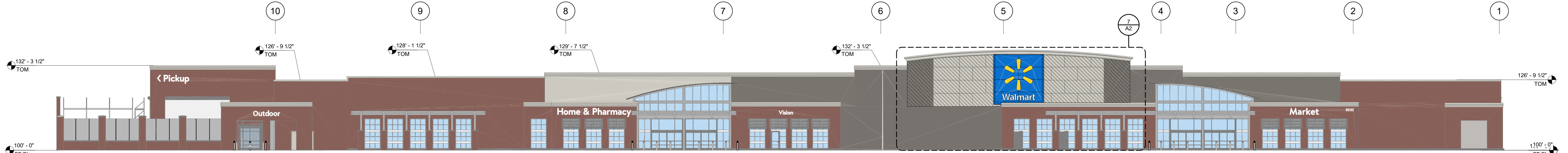
**4 LEFT ELEVATION**  
1/16" = 1'-0"



**3 REAR ELEVATION**  
1/16" = 1'-0"



**2 RIGHT ELEVATION**  
1/16" = 1'-0"



**1 FRONT ELEVATION**  
1/16" = 1'-0"

**LKA Architecture and Engineering, PC**  
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T 316.268.0230 F 316.268.0295

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CONSULTANTS

**Walmart HAYMARKET, VA**  
6630 TRADING SQ  
STORE NO. 03077.282  
JOB NUMBER: 21428 PHOTO: 150

**ISSUE BLOCK**

07/25/22

CHECKED BY: E.JW  
DRAWN BY: KS  
PROTO CYCLE: 12/17/21  
DOCUMENT DATE: 11/29/21

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**EXTERIOR ELEVATIONS**

SHEET: **A2**

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