

ZONING TABULATION AND SITE DATA TABLE:

SITE INFORMATION

PIN:	6983-57-7857-000	
ZONING DISTRICT:	C - COMMERCIAL	
LAND USE:	RETAIL SALES	
BUILDING AREA:	EXISTING: ±157,345 SF PROPOSED: ±163,496 SF	
SITE AREA:	18.434 AC	
BUILDING HEIGHT:	MAXIMUM	PROPOSED
	45'	19.33± (EXPANSION)
LOT SIZE AND YARD SETBACK REQUIREMENTS:		
MINIMUM LOT SIZE:	6,000 SF	
SETBACK REQUIREMENTS:	REQUIRED	PROVIDED
FRONT YARD (E) BUILDING	60'	359.0'±
SIDE YARD (N) BUILDING	REQUIRED	PROVIDED
	10'	80.3'±
SIDE YARD (S) BUILDING	REQUIRED	PROVIDED
	10'	391.6'±
FRONT YARD (W) BUILDING	REQUIRED	PROVIDED
	60'	96.7'±
LOT COVERAGE REQUIREMENTS		
	MAXIMUM	PROVIDED
PROPOSED IMPERVIOUS AREA:	85%	75%

NONRESIDENTIAL STRUCTURES

SITE LOCATED IN A FLOODPLAIN OR RPA (Y/N): N
WETLANDS ON SITE (Y/N): N
KNOWN HISTORIC BUILDINGS/ FEATURES (Y/N): N
KNOWN PLACE OF BURIAL (Y/N): N

PLAN REFERENCES AND CONTACTS

REFERENCES

•BOUNDARY & TOPOGRAPHIC SURVEY:
WALMART WARRENTON 700 JAMES MADISON HIGHWAY,
TOWN OF WARRENTON, FAUQUIER COUNTY, VIRGINIA*
PREPARED BY: BOHLER
DATED: 7/18/2022
PROJECT NO.: VAB220093.00
DATUM: NAVD 88, NAD 83

•ARCHITECTURAL PLANS:
2022-08-16 FOOTPRINT, UPDATED OGP
PREPARED BY: WD PARTNERS
(800) 232-1453
PROVIDED: 8/10/2022

GOVERNING AGENCIES

•DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT
HEATHER JENKINS, ZONING ADMINISTRATOR
EMAIL: HJENKINS@WARRENTONVA.GOV
(540) 347-1101 (P) EXT. 312
21 MAIN STREET
WARRENTON, VA 20186

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER DOES NOT
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SPECIAL USE PERMIT

FOR

Walmart



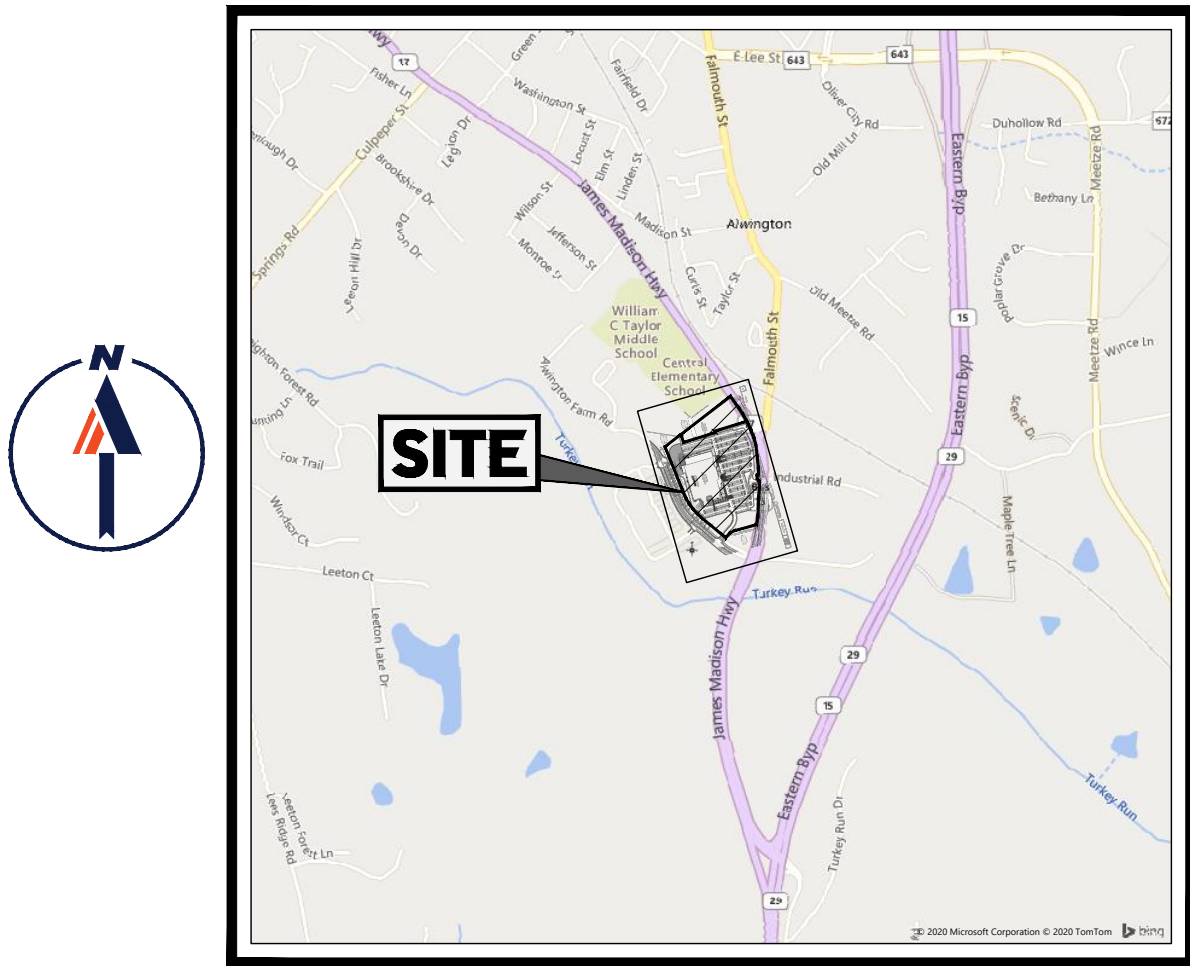
LOCATION OF SITE

STORE #2437-276

700 JAMES MADISON HIGHWAY

TOWN OF WARRENTON

FAUQUIER COUNTY, VIRGINIA 20186



LOCATION MAP

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MICROSOFT CORPORATION
SCALE: 1" = 2,000'

OWNER/DEVELOPER

WAL-MART REAL ESTATE BUSINESS TRUST
PO BOX 8050
BENTONVILLE, ARKANSAS 72716-0550
CONTACT NAME: DAVID PENNY
TEL: (479) 273-4000

ENGINEER

BOHLER
28 BLACKWELL PARK LN
SUITE 201
WARRENTON, VA 20186
CONTACT NAME: KATHERINE ROBERTS
TEL: (540) 349-4500

PREPARED BY

BOHLER

CONTACT: KATHERINE S. ROBERTS, P.E.

SHEET INDEX

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COMMONWEALTH OF VIRGINIA

Katherine Roberts

KATHERINE ROBERTS
Lic. No. 0402060193
6/13/2023
PROFESSIONAL ENGINEER

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700 JAMES MADISON HIGHWAY
WARRENTON, VIRGINIA 20186
WAL-MART STORES, INC
BENTONVILLE, AR 72716

Walmart

DRAWN DSH
CHECKED KSR
DATE 6/8/2023
JOB No. VAB220093.00
SHEET NUMBER -0

1

COVER SHEET



NOTE: EXISTING CONDITIONS ARE BASED ON FIELD OBSERVATIONS AND AERIAL IMAGERY. DIMENSIONS SHOWN ARE APPROXIMATE. CONTRACTOR TO NOTIFY BOHLER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES.

PARKING ANALYSIS	
USE: COMMERCIAL	
REQUIREMENT: ONE (1) SPACE PER THREE HUNDRED (300) SQUARE FEET GROSS FLOOR AREA FOR THE FIRST TWELVE THOUSAND (12,000) SQUARE FEET, PLUS TWO (2) SPACES PER EACH ADDITIONAL ONE THOUSAND (1,000) SQUARE FEET GROSS FLOOR AREA, MINIMUM FOUR (4) SPACES FOR EACH ESTABLISHMENT. EXISTING BUILDING SF: ±157,345 SF PROPOSED BUILDING SF: ±163,496 SF [12,000 SF X 1 SPACE / 300 SF + 151,496 SF X 2 SPACE / 1,000 SF] = 343 SPACES REQUIRED	
731 TOTAL EXISTING SPACES	
43 SPACES LOST	
23 SPACES DEDICATED FOR TEMPORARY SEASONAL STORAGE	
665 PROVIDED SPACES	
PARKING RATIO: 4.07/1,000	
NUMBER OF PROPOSED PICKUP SPACES: 45	
ADA PARKING SPACE REQUIREMENT: REQUIRED: 665 SPACES * 0.02 = 13 SPACES PROVIDED: 16 SPACES	

SITE AND DEMOLITION LEGEND

REFERENCE DETAIL SHEET

- | | |
|---|---|
| (A) EXISTING PEDESTRIAN CROSSING SIGN TO BE REMOVED. | (W) EXISTING STOP SIGN TO REMAIN/ BE REUSED. |
| (B) EXISTING STOP SIGN TO BE REMOVED. | (W1) EXISTING TREE LIMBS TO BE TRIMMED FOR SIGN VISIBILITY. |
| (C) EXISTING SIGN POST AND BASE TO BE REMOVED. | (W2) EXISTING TREE LIMBS TO BE TRIMMED TO ALLOW FOR INCREASED DRIVER VISIBILITY. |
| (D) EXISTING SIGN POST AND BASE TO REMAIN. | (X) EXISTING STOP SIGN TO BE RAISED/ RELOCATED TO MATCH CURRENT DETAILS/ GUIDELINES. |
| (E) EXISTING CROSSWALK STRIPING TO BE REMOVED. | (Y) EXISTING SIGN POST AND BOLLARD TO BE REPAINTED. |
| (F) EXISTING YIELD / FIRE LANE PAVEMENT MARKING TO BE REMOVED. | (Z) NEW SIGN MOUNTING AND BASE WITH BREAK AWAY POST. |
| (G) EXISTING CENTERLINE STRIPING TO REMAIN/ BE REFRESHED. | (8) EXISTING PARKING STALL PAVEMENT MARKINGS TO BE REMOVED. |
| (H) NEW "STOP HERE FOR PEDESTRIANS" SIGN. | (b) EXISTING PAVEMENT MARKING STRIPING TO BE REMOVED. |
| (J) NEW 30"x30" STOP SIGN. | (d) NEW 4" WIDE PAINTED WHITE STRIPES AT 45" @ 2'-0" O.C. |
| (K) NEW SIGN MOUNTING AND BASE WITH BOLLARD. | (e) NEW 36" STOP SIGN ON DOUBLE POST WITH BREAK AWAY POSTS. |
| (L) NEW STOP AND/OR "ONLY" TEXT AND/OR STOP BAR WITH 4" WIDE DOUBLE SOLID YELLOW STRIPE. | (f) NEW ASSOCIATE COVER CANOPY. SEE ARCH. PLANS FOR DETAILS. |
| (M) NEW 4" WIDE PAINTED YELLOW STRIPES AT 45" @ 2'-0" O.C. | (g) EXISTING STOP PAVEMENT MARKINGS, STOP BAR, "STOP" TEXT AND/ OR "ONLY" TEXT TO BE REVISED/ REFRESHED TO MATCH CURRENT DETAILS. |
| (N) 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. ENTIRE CROSSWALK SHALL BE RE-STRIPED, INCLUDING "NO PARKING FIRE LANE" AND/OR RED STRIPE TO MATCH EXISTING. | (h) EXISTING OPEN ARROW PAVEMENT MARKING TO REMAIN/ BE REFRESHED. |
| (P) 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. | (i) EXISTING PEDESTRIAN CROSSING SIGN AND BASE TO REMAIN/ BE REUSED |
| (Q) NEW 4" WIDE PAINTED YELLOW STRIPES - 6" LONG WITH 18" GAPS. | (n) NEW PICKUP PARKING STALL STRIPING. SEE DETAIL. |
| (R) EXISTING STOP BAR/ STOP TEXT PAVEMENT MARKINGS/ DOUBLE YELLOW STRIPE TO BE REMOVED. | (q) EXISTING PICKUP SIGN AND POST TO BE REMOVED |
| (S) NEW OPEN ARROW PAVEMENT MARKINGS. | (r) EXISTING MISCELLANEOUS TRAFFIC INFORMATION SIGN TO REMAIN. |
| (T) EXISTING ARROW PAVEMENT MARKINGS TO BE REMOVED. | (1) EXISTING SOLID ARROW PAVEMENT MARKING TO REMAIN/ BE REFRESHED. |
| (U) EXISTING FIRE LANE STRIPING AND/ OR YELLOW STRIPING TO REMAIN/ BE REFRESHED. | (u) EXISTING CROSSWALK TO BE REVISED/ REFRESHED TO MATCH CURRENT DETAILS. |
| (V) NEW 4" WIDE DOUBLE SOLID YELLOW STRIPE AND/ OR SINGLE WHITE. | (y) NEW PICKUP PARKING SIGNAGE. SEE DETAIL. |
| | (z) NEW 7" CONCRETE SPEED CUSHION (SEE DETAIL). |
| | (zi) NEW "SPEED HUMP" SIGN AND POST (SEE DETAIL). |

NOTES TO CONTRACTOR:

- BFR (BUILDING FRONTAGE ROAD)
OCR (OUTER CIRCULATION ROAD)
- CONTRACTOR SHALL INSTALL "NEW" STOP BARS, SIGNS, AND TEXT TO MATCH CURRENT DETAILS AT THE LOCATIONS SHOWN ON THESE PLANS.
- ALL SIGNS LOCATED ON THE BUILDING SIDE OF THE BFR SHALL BE INSTALLED ON A SINGLE POST WITH BOLLARD.
- FOR PAVEMENT MARKINGS PROPOSED TO BE REMOVED, CONTRACTOR SHALL REMOVE THE PAVEMENT MARKINGS IN THEIR ENTIRETY PRIOR TO SEAL COAT

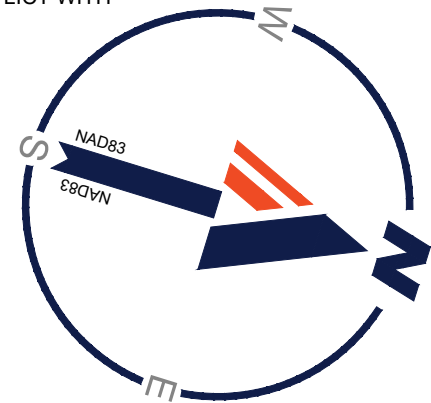
CAUTION - NOTICE TO CONTRACTOR

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ALERT TO CONTRACTOR:

ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

CONTRACTOR SHALL CONTACT 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION



STOP SIGNS AND MARKING PLAN

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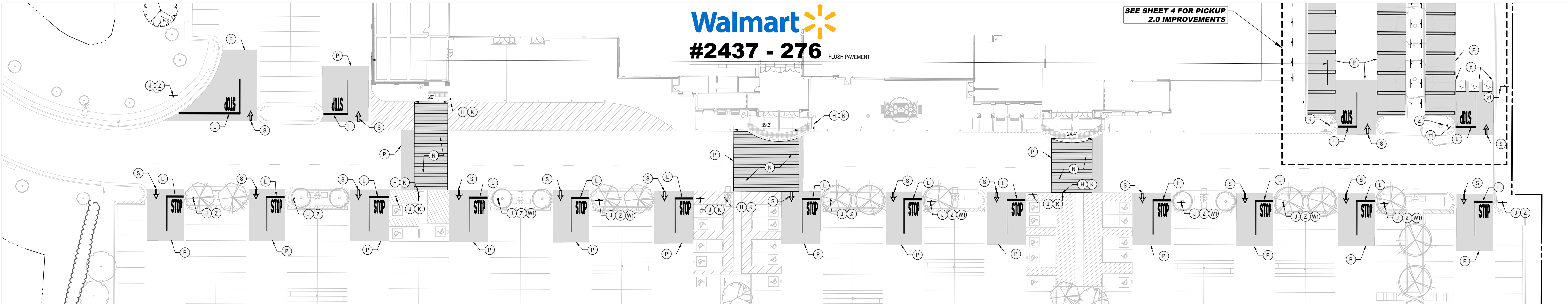
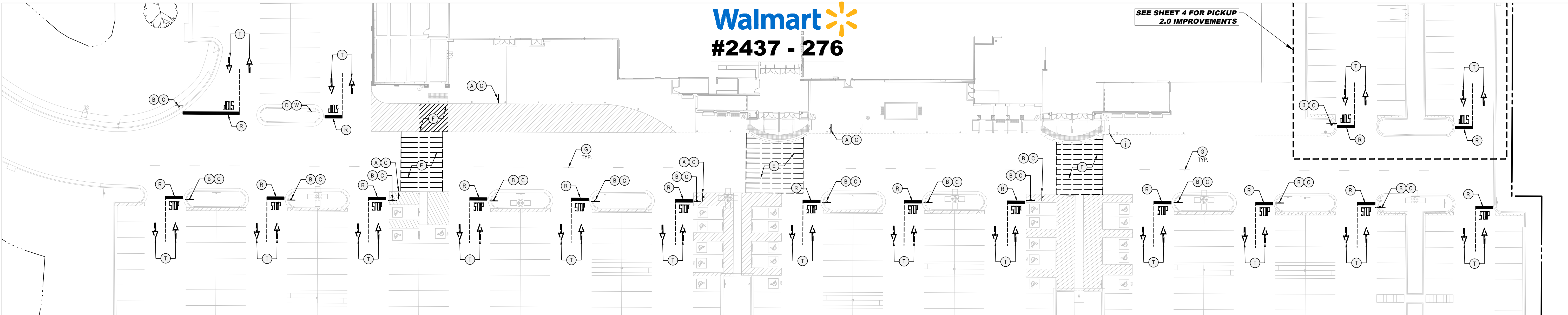
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700 JAMES MADISON HIGHWAY
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BENTONVILLE, AR 72716

Walmart

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CHECKED KSR
DATE 6/8/2023
JOB No. VAB220093.00
SHEET NUMBER -0

2



SITE AND DEMOLITION LEGEND

REFERENCE DETAIL SHEET

- | | | |
|---|---|---|
| (A) EXISTING PEDESTRIAN CROSSING SIGN TO BE REMOVED. | (Q) NEW 4" WIDE PAINTED YELLOW STRIPES - 6" LONG WITH 18" GAPS. | (E) NEW 36" STOP SIGN ON DOUBLE POST WITH BREAK AWAY POSTS. |
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| (E) EXISTING CROSSWALK STRIPING TO BE REMOVED. | (U) EXISTING FIRE LANE STRIPING AND/ OR YELLOW STRIPING TO REMAIN/ BE REFRESHED. | (I) EXISTING PEDESTRIAN CROSSING SIGN AND BASE TO REMAIN/ BE REUSED |
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| (M) NEW 4" WIDE PAINTED YELLOW STRIPES AT 45° @ 2'-0" O.C. | (a) EXISTING PARKING STALL PAVEMENT MARKINGS TO BE REMOVED. | (Q) NEW "SPEED HUMP" SIGN AND POST (SEE DETAIL). |
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NOTES TO CONTRACTOR:

- REFERENCE SITE CONSTRUCTION PLAN FOR SITE SPECIFIC DIMENSIONS OF CROSSWALK STRIPING AND LOCATION OF SIGNAGE.
- PROVIDE A COMPREHENSIVE CONSTRUCTION PHASING PLAN FOR THIS WORK TO THE STORE MANAGER 7 DAYS PRIOR TO STARTING ANY WORK. IT IS TO PROVIDE FOR DATES, TIMES AND DURATION OF LANE CLOSURES, TEMPORARY VEHICLE AND PEDESTRIAN TRAFFIC CONTROL.
- ALL EXISTING STRIPING AND PAVEMENT MARKINGS OR TEXT ALONG THE BFR (BUILDING FRONTAGE ROAD) SHALL BE REMOVED. GRIND OUT ANY DIRECTIONAL ARROWS OR STOP BARS/TEXT THAT ARE NOT CORRECTLY LOCATED OR INCONSISTENT WITH THE DETAILS PROVIDED. APPLY SEAL COAT TO THE COMPLETE EXTENT THAT THE STRIPING OR TEXT HAS BEEN REMOVED IN A SINGLE COMPLETE RECTANGLE TO COVER ALL REMOVED STRIPING (DO NOT APPLY SEAL COAT OVER EXISTING STRIPING OR CONCRETE). INSTALL NEW STRIPING AND SIGNAGE AS SHOWN ON THE SITE CONSTRUCTION PLAN. FOR PAVEMENT MARKINGS PROPOSED TO BE REMOVED, CONTRACTOR SHALL REMOVE THE PAVEMENT MARKINGS IN THEIR ENTIRETY PRIOR TO SEAL COAT
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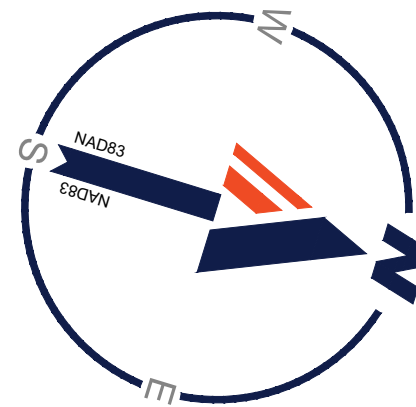
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STORE ENTRANCE SITE PLAN

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COUNTY COMMENTS	

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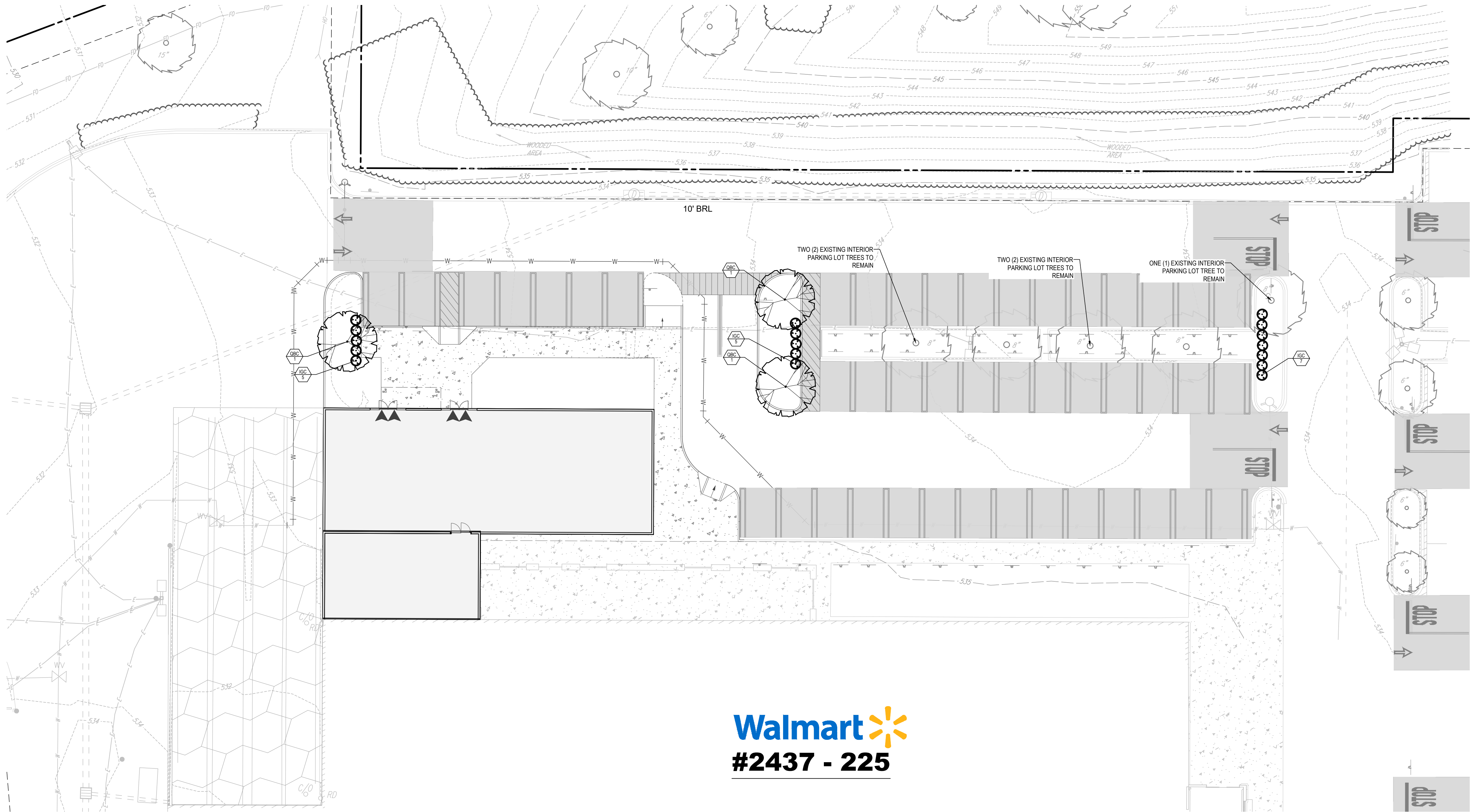
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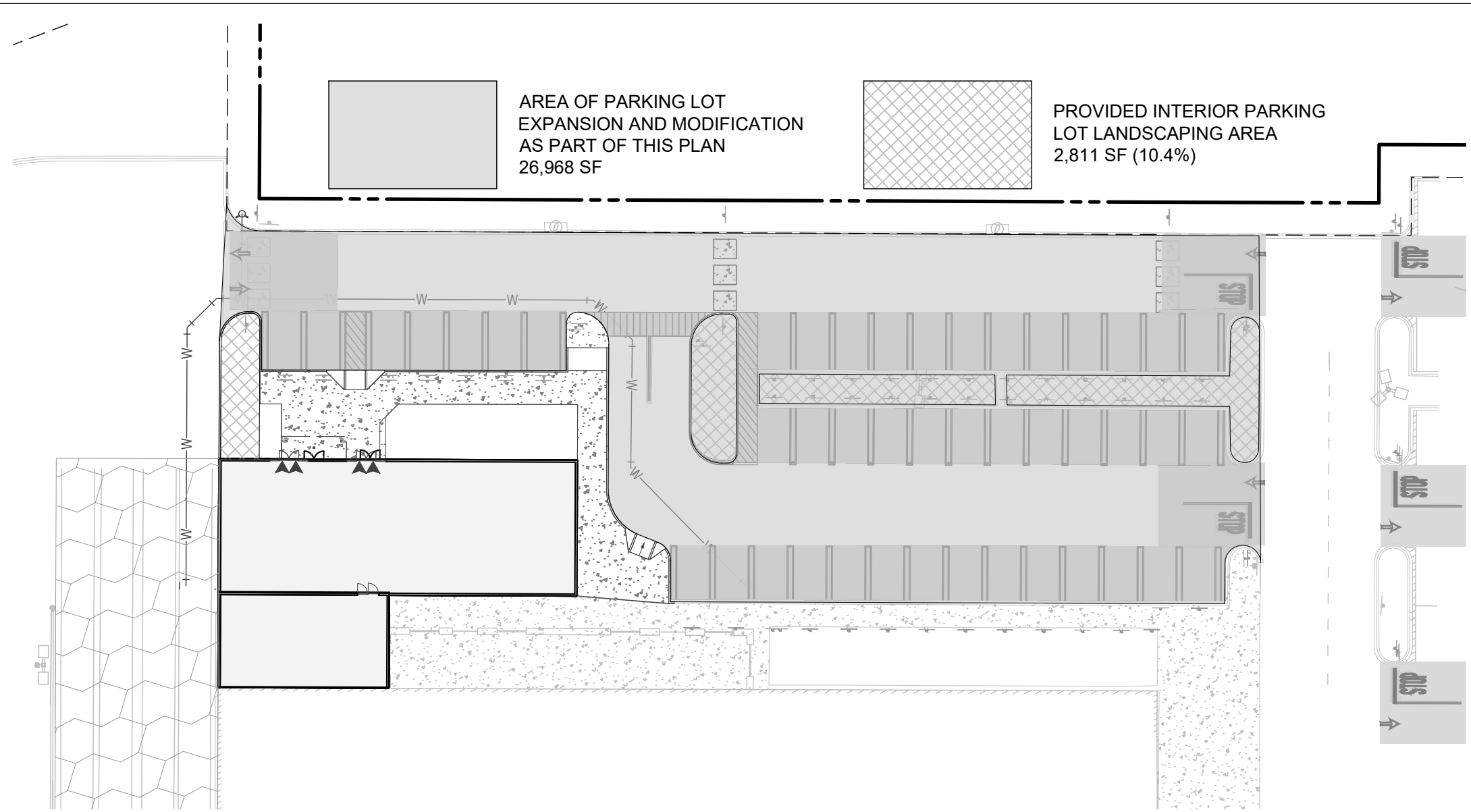
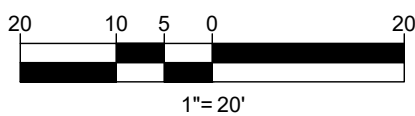
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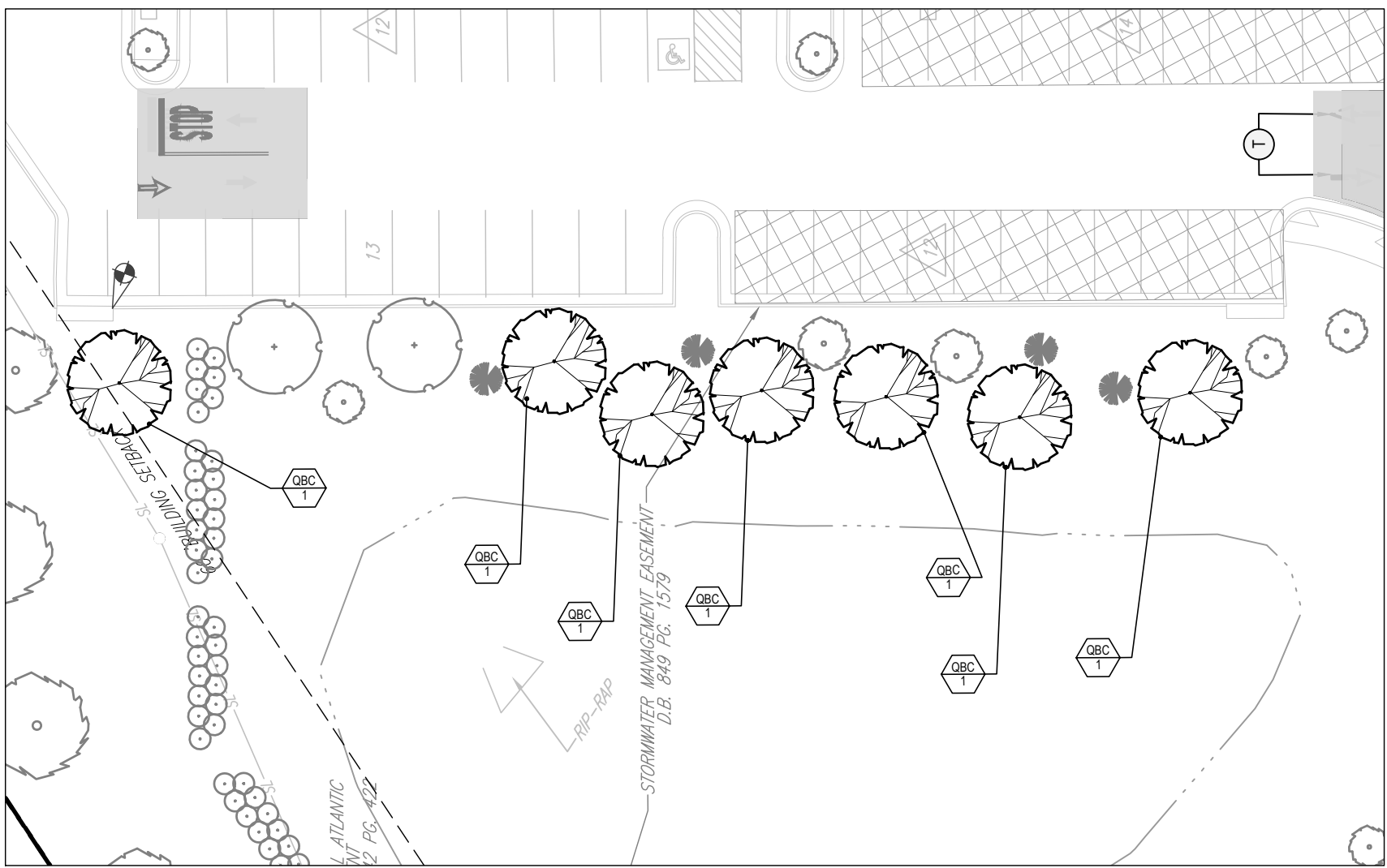
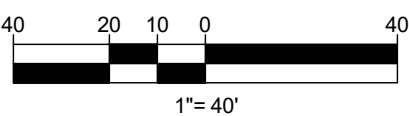


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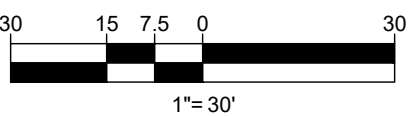
LANDSCAPE PLAN



INTERIOR PARKING LOT LANDSCAPING DIAGRAM



INSET B: PROPOSED
TREE LINE



LANDSCAPE SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONT.
SHADE TREES					
QRC	10	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2" CAL. / 14' HT	B+B
SUBTOTAL:	10				
EVERGREEN SHRUBS					
EGC	17	ILEX GLABRA COMPACTA	DWARF INKBERY HOLLY	24-30" HT	85 CAN
SUBTOTAL:	17				

TOTAL NUMBER OF PARKING SPACES WITHIN WORK AREA: 45
1 TREE / 8 PARKING SPACES = 6 TREES REQUIRED
3 SHRUBS / 8 PARKING SPACES = 17 SHRUBS REQUIRED

8 TREES CREDITED FOR INTERIOR PARKING LOT LANDSCAPING
17 SHRUBS CREDITED FOR INTERIOR PARKING LOT LANDSCAPING

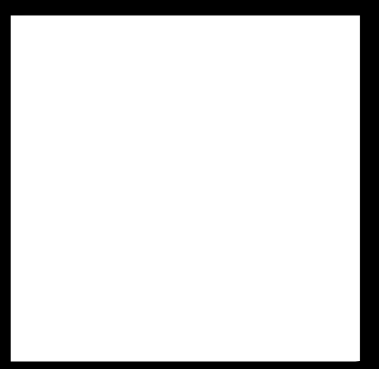


LANDSCAPE PLAN

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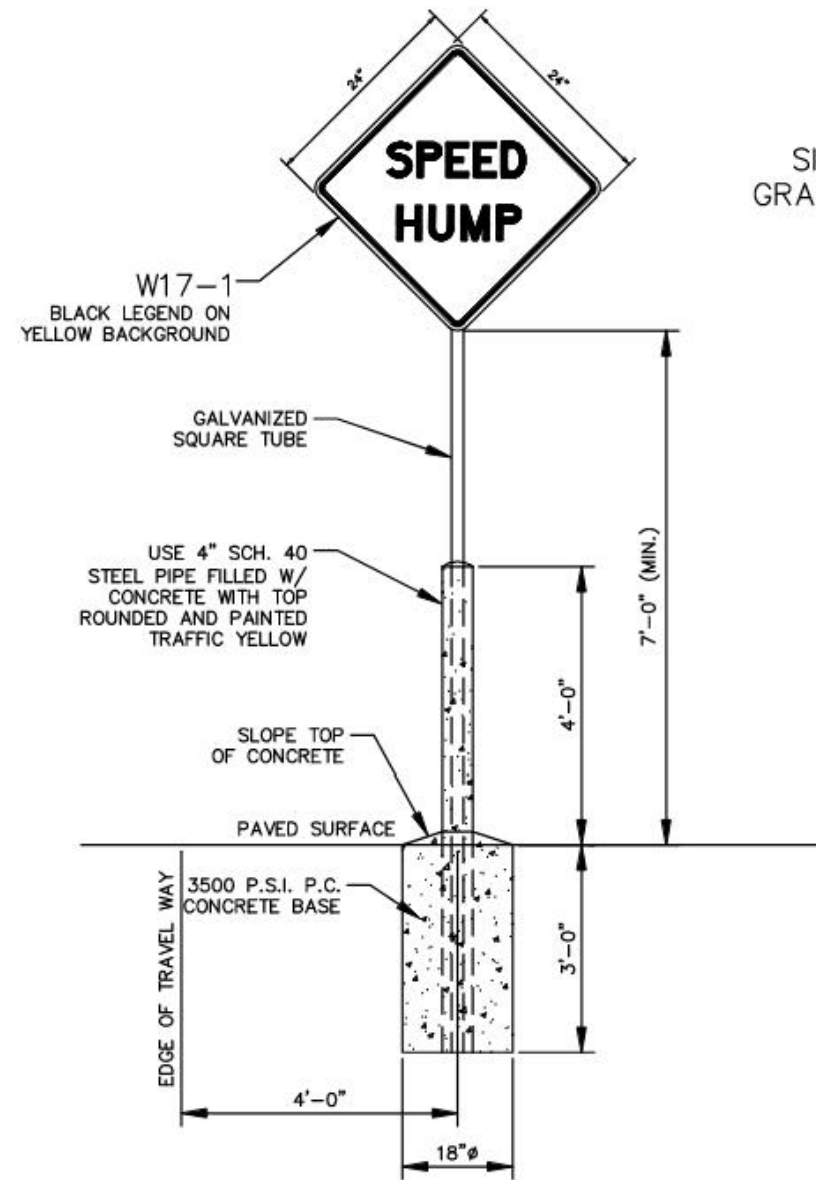
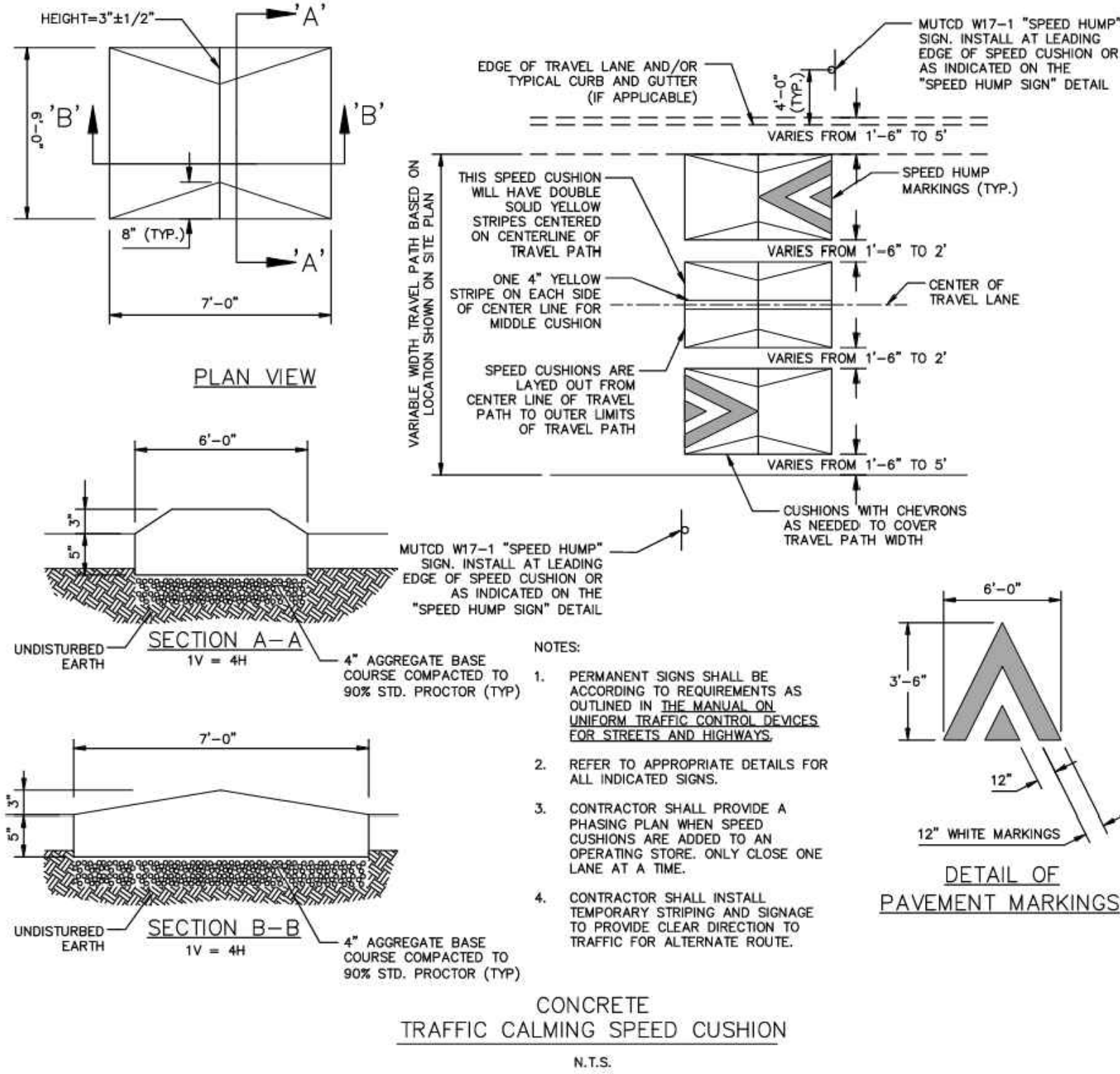
WAL-MART STORES, INC

BENTONVILLE, AR 72716

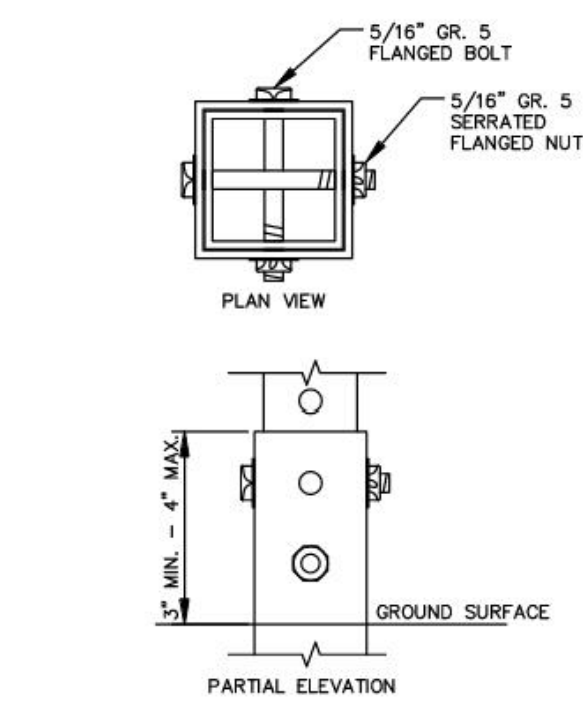
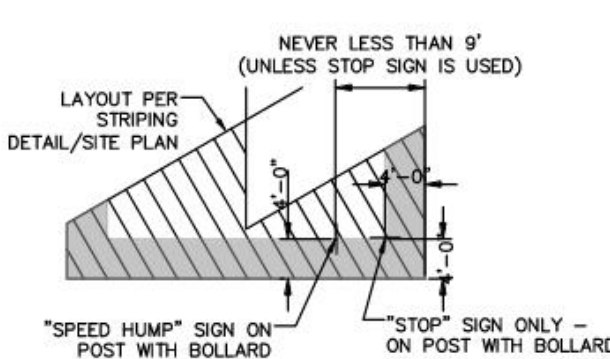
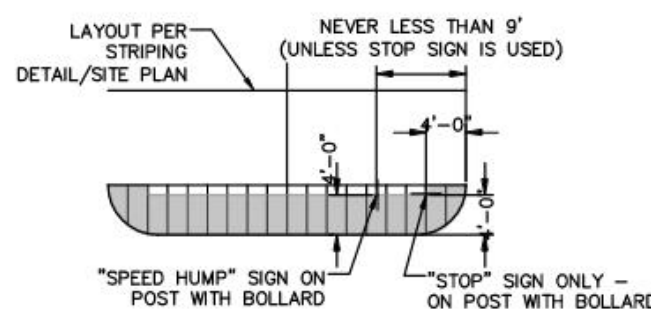
1

Walmart

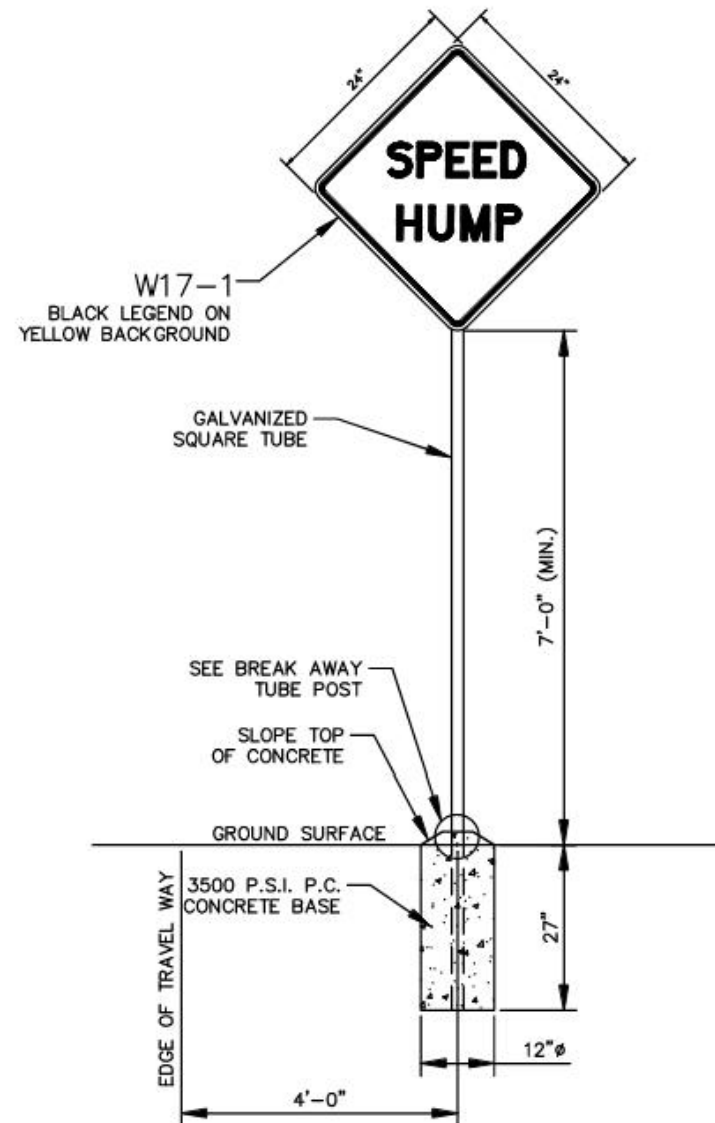
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CHECKED	KSR
DATE	6/8/2023
JOB No.	VAB220093.00
SHEET NUMBER	-0-



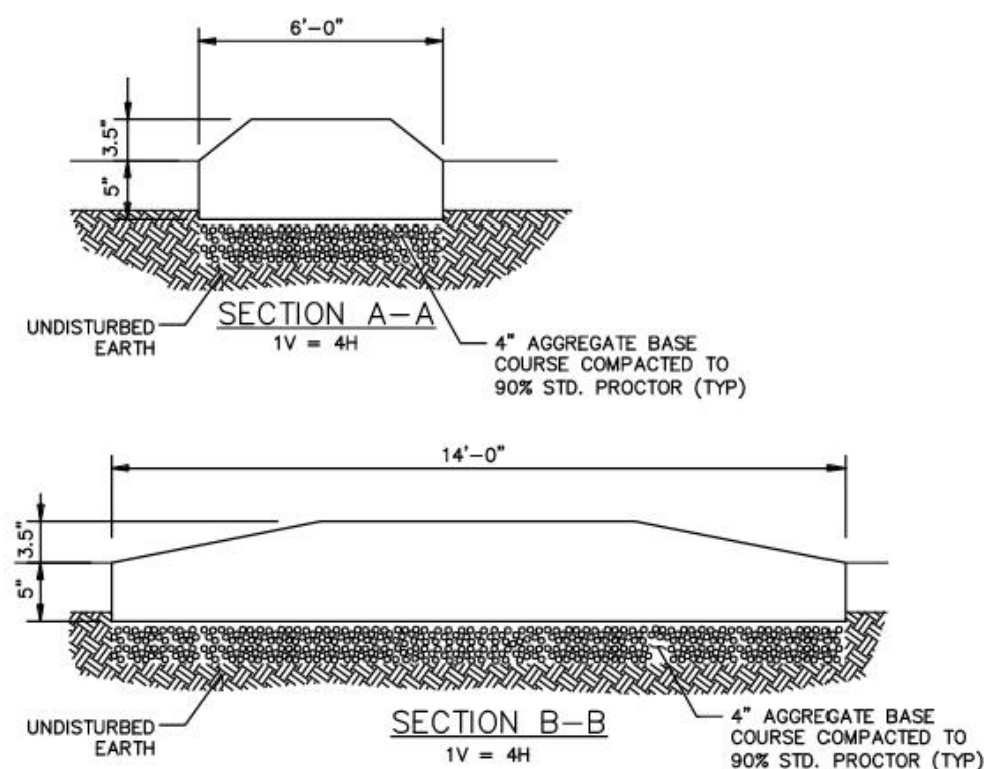
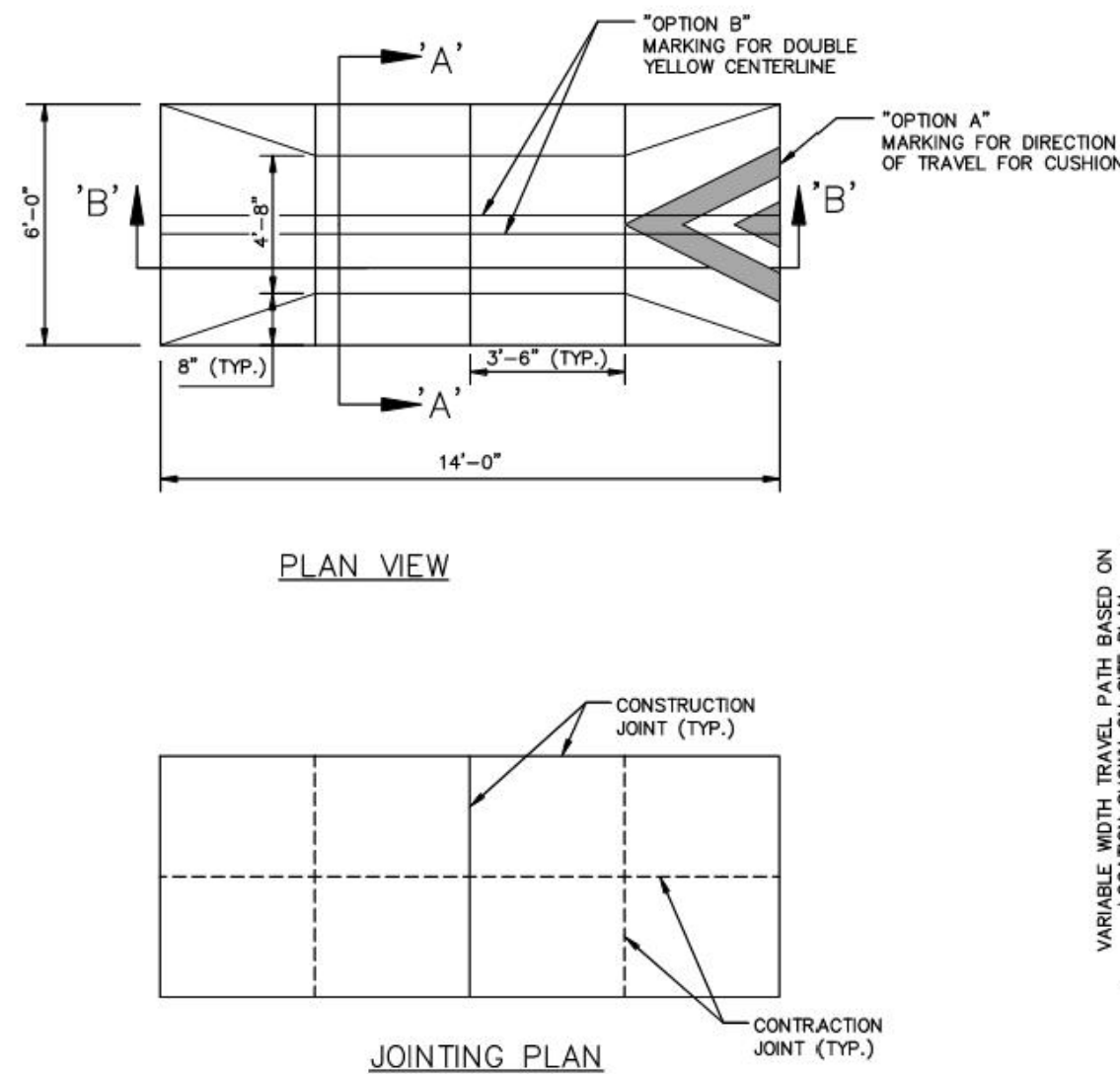
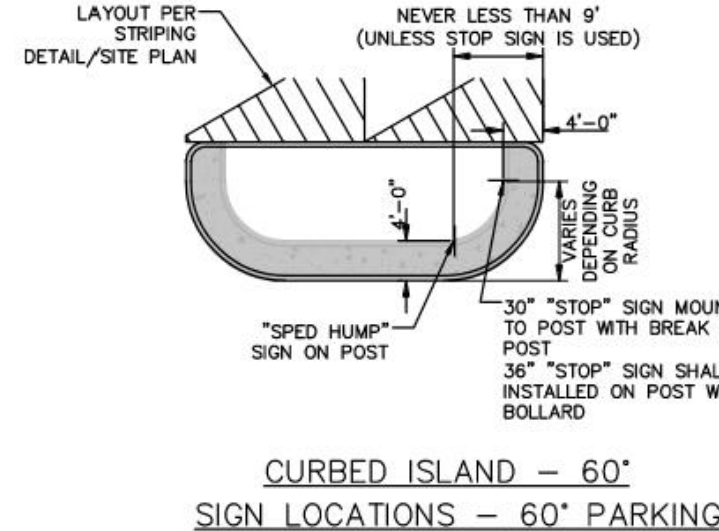
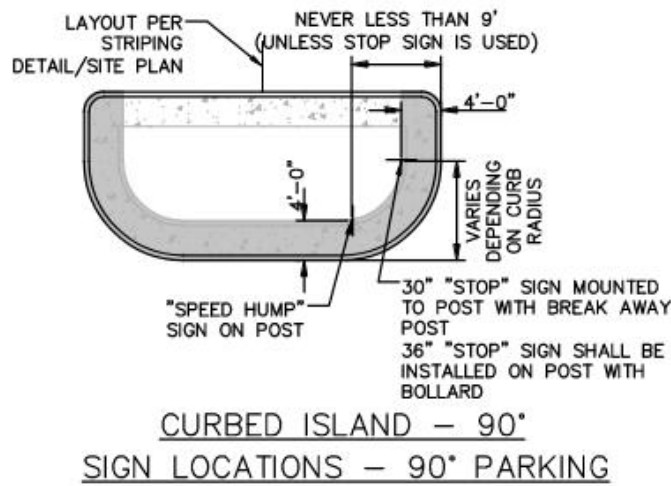
- NOTES:**
- ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
 - GALVANIZED SQUARE TUBE
- POST TUBES - 2"x2" 12ga
POST TUBE SHALL MEET ASTM A1011 GRADE 50.
POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.
- ANCHOR TUBE - 2-1/4"x2-1/4" 12ga
HEAVY DUTY ANCHOR TUBE SHALL MEET ASTM A500 GRADE B.
STRUCTURAL TUBE AND STEEL SHALL BE HOT DIP GALVANIZED PER ASTM A123.
- THE UPPER SIGN POST SHALL TELESCOPE INSIDE THE ANCHOR TUBE A MINIMUM OF 12". THE ANCHOR TUBE SHALL BE A MINIMUM 27" DEEP WITH 3" MIN. 4" MAX. EXPOSED ABOVE FINISH GRADE.

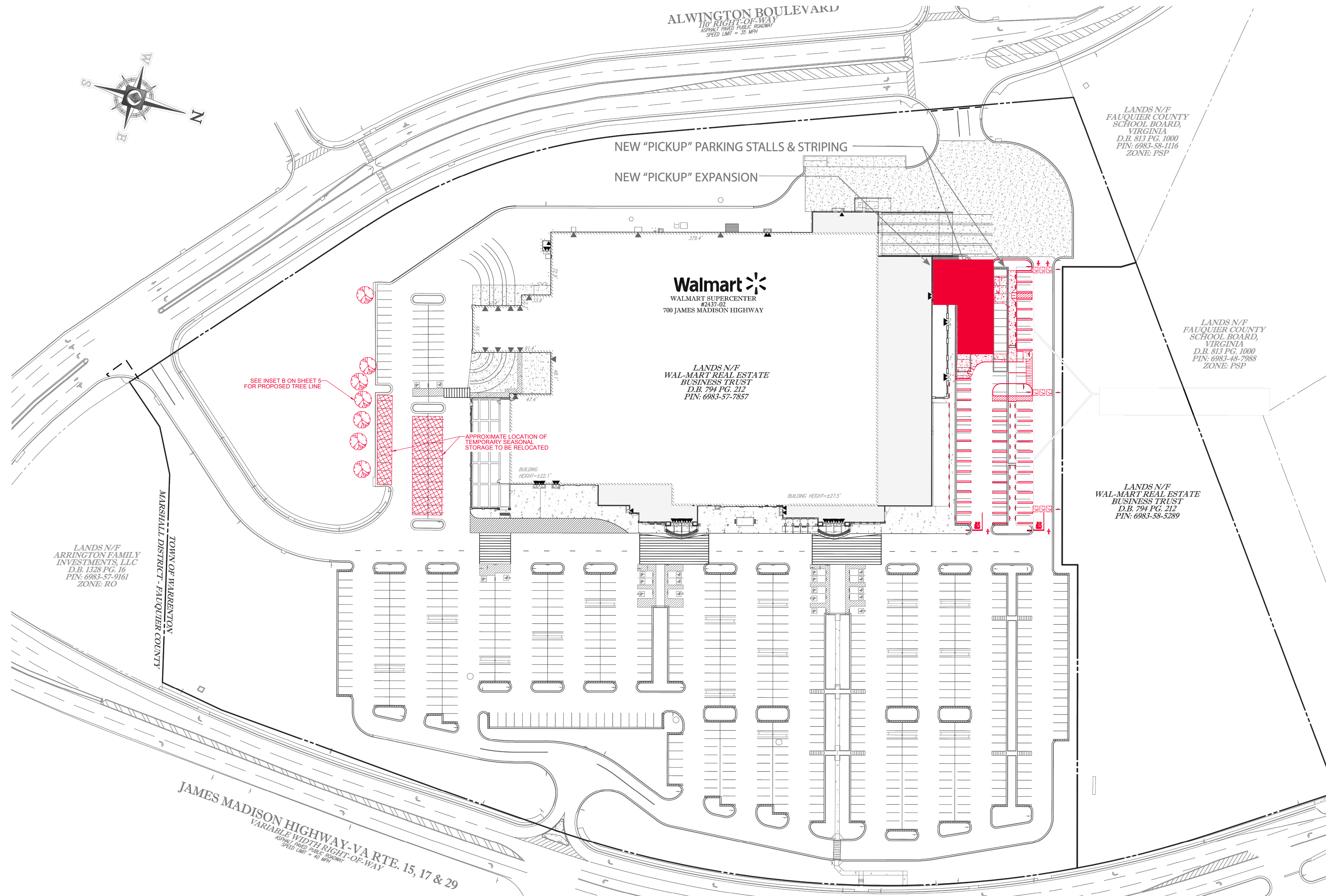


SQUARE TUBE BREAK AWAY POST



- NOTES:**
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July 07, 2020



Warrenton, VA - #2437

Site Plan

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THIS PLAN TO BE UTILIZED FOR
INFORMATIONAL
PURPOSES ONLY

PREVIOUS OVERALL SUP PLAN REDLINE EXHIBIT

REVISIONS	BY
REV 1 - 6/13/2023	NBC
COUNTY COMMENTS	

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

KATHERINE ROBERTS
Lic. No. 0402060193
6/13/2023
PROFESSIONAL ENGINEER

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

NOT APPROVED FOR
CONSTRUCTION

SUPERCENTER #2437-276
700 JAMES MADISON HIGHWAY
WARRENTON, VIRGINIA 20186
WAL-MART STORES, INC
BENTONVILLE, AR 72716

DRAWN DSH
CHECKED KSR
DATE 6/8/2023
JOB No. VAB220093.00
SHEET NUMBER -0

7