

**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:	<u>MAXIMUM</u>	<u>PROPOSED</u>
	45'	19.33± (EXPANSION)
<u>LOT SIZE AND YARD SETBACK REQUIREMENTS:</u>		
MINIMUM LOT SIZE:	6,000 SF	
SETBACK REQUIREMENTS:	<u>REQUIRED</u>	<u>PROVIDED</u>
FRONT YARD (E) BUILDING	60'	359.0'±
SIDE YARD (N) BUILDING	<u>REQUIRED</u>	<u>PROVIDED</u>
	10'	80.3'±
SIDE YARD (S) BUILDING	<u>REQUIRED</u>	<u>PROVIDED</u>
	10'	391.6'±
FRONT YARD (W) BUILDING	<u>REQUIRED</u>	<u>PROVIDED</u>
	60'	96.7'±
<u>LOT COVERAGE REQUIREMENTS</u>		
	<u>MAXIMUM</u>	<u>PROVIDED</u>
PROPOSED IMPERVIOUS AREA:	85%	75%
<u>NONRESIDENTIAL STRUCTURES</u>		
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		

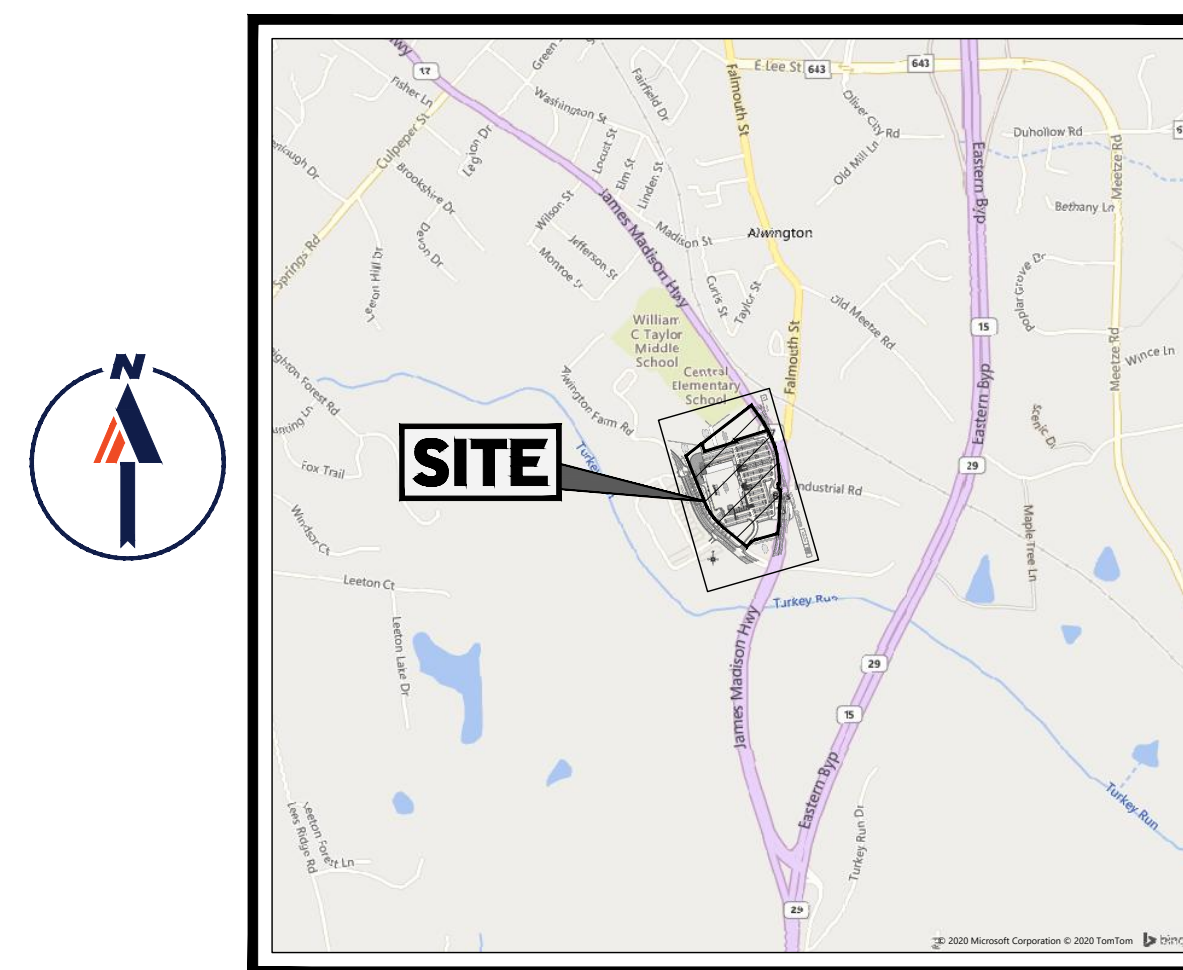
# SPECIAL USE PERMIT

FOR



**LOCATION OF SITE**  
**STORE #2437-276**

700 JAMES MADISON HIGHWAY  
TOWN OF WARRENTON  
FAUQUIER COUNTY, VIRGINIA 20186



**LOCATION MAP**  
COPYRIGHT 2018  
MICROSOFT CORPORATION  
SCALE: 1" = 2,000'

**OWNER/DEVELOPER**  
WAL-MART REAL ESTATE BUSINESS TRUST  
PO BOX 8150  
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



CONTACT: KATHERINE S. ROBERTS, P.E.

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
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**PLAN REFERENCES AND CONTACTS**

**REFERENCES**

- BOUNDARY & TOPOGRAPHIC SURVEY: WALMART WARRENTON 700 JAMES MADISON HIGHWAY, TOWN OF WARRENTON, FAUQUIER COUNTY, VIRGINIA\*
- PREPARED BY: BOHLER
- DATED: 7/19/2022
- PROJECT NO.: VAB220093.00
- DATUM: NAVD 88, NAD 83

**ARCHITECTURAL PLANS:**

- 2022-08-16 FOOTPRINT\_UPDATED\_OGP
- PREPARED BY: WD PARTNERS
- (980) 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 CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

REVISIONS	BY
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COMMONWEALTH OF VIRGINIA  
Katherine Roberts  
KATHERINE ROBERTS  
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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

**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: 1157,345 SF PROPOSED BUILDING SF: 1163,496 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.   | (a) 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.  | (c) 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.   | (o) 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.   | (s) 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

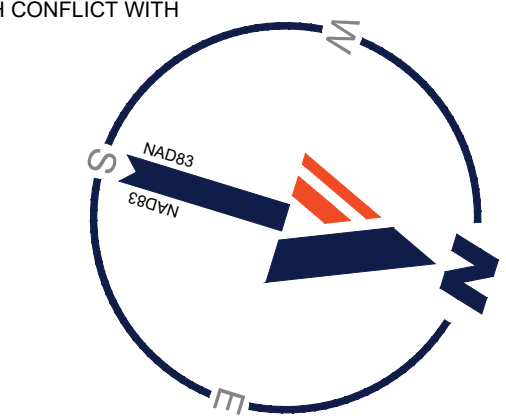
**CAUTION - NOTICE TO CONTRACTOR**

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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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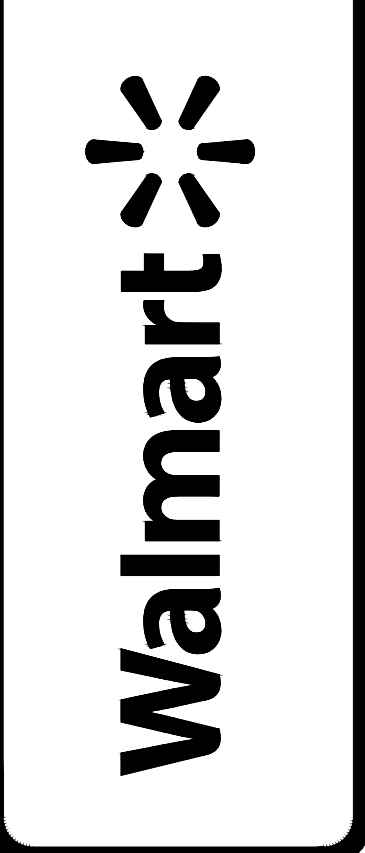
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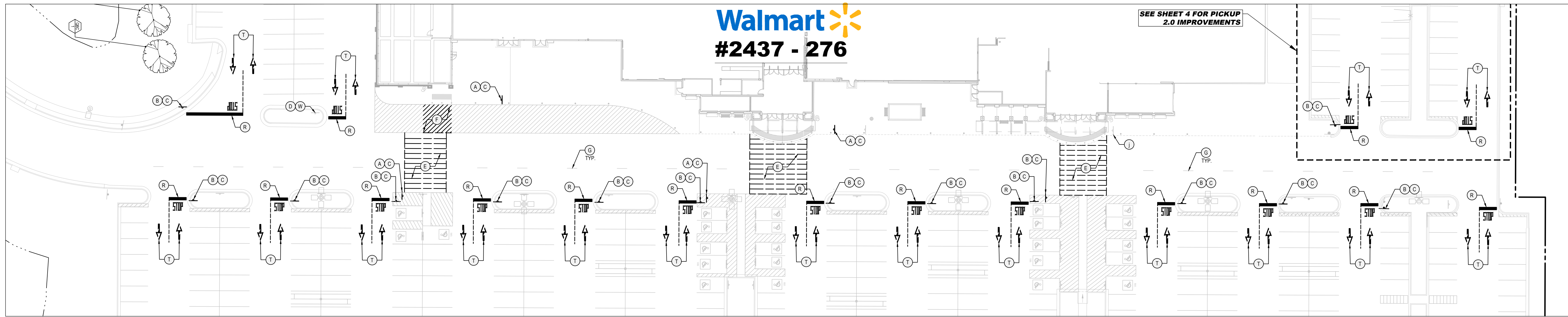
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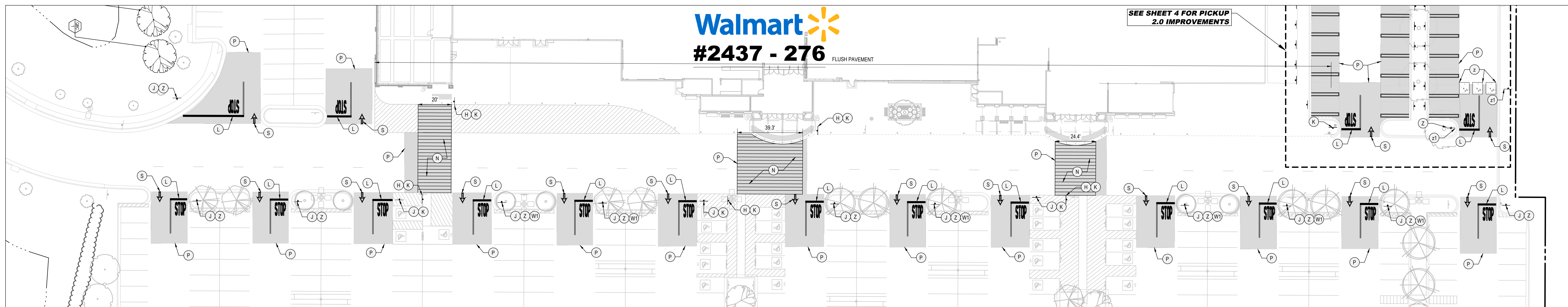
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SHEET NUMBER	

**2**





**DEMOLITION PLAN**



**SITE PLAN**

**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.   |
| (B) EXISTING STOP SIGN TO BE REMOVED.   | (R) EXISTING STOP BAR/ STOP TEXT PAVEMENT MARKINGS/ DOUBLE YELLOW STRIPE TO BE REMOVED. | (F) NEW ASSOCIATE COVER CANOPY. SEE ARCH. PLANS FOR DETAILS.  |
| (C) EXISTING SIGN POST AND BASE TO BE REMOVED.  | (S) NEW OPEN ARROW PAVEMENT MARKINGS.   | (G) EXISTING STOP PAVEMENT MARKINGS, STOP BAR, "STOP" TEXT AND/ OR "ONLY" TEXT TO BE REVISED/ REFRESHED TO MATCH CURRENT DETAILS. |
| (D) EXISTING SIGN POST AND BASE TO REMAIN.  | (T) EXISTING ARROW PAVEMENT MARKINGS TO BE REMOVED.                                     | (H) EXISTING OPEN ARROW PAVEMENT MARKING TO REMAIN/ BE REFRESHED.   |
| (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   |
| (F) EXISTING YIELD / FIRE LANE PAVEMENT MARKING TO BE REMOVED.  | (V) NEW 4" WIDE DOUBLE SOLID YELLOW STRIPE AND/ OR SINGLE WHITE.                        | (J) NEW PICKUP PARKING STALL STRIPING. SEE DETAIL.  |
| (G) EXISTING CENTERLINE STRIPING TO REMAIN/ BE REFRESHED.   | (W) EXISTING STOP SIGN TO REMAIN/ BE REUSED.  | (K) EXISTING PICKUP SIGN AND POST TO BE REMOVED   |
| (H) NEW "STOP HERE FOR PEDESTRIANS" SIGN.   | (W1) EXISTING TREE LIMBS TO BE TRIMMED FOR SIGN VISIBILITY.                             | (L) EXISTING MISCELLANEOUS TRAFFIC INFORMATION SIGN TO REMAIN.  |
| (J) NEW 30"x30" STOP SIGN.  | (W2) EXISTING TREE LIMBS TO BE TRIMMED TO ALLOW FOR INCREASED DRIVER VISIBILITY.        | (M) EXISTING SOLID ARROW PAVEMENT MARKING TO REMAIN/ BE REFRESHED.  |
| (K) NEW SIGN MOUNTING AND BASE WITH BOLLARD.  | (X) EXISTING STOP SIGN TO BE RAISED/ RELOCATED TO MATCH CURRENT DETAILS/ GUIDELINES.    | (N) EXISTING CROSSWALK TO BE REVISED/ REFRESHED TO MATCH CURRENT DETAILS.   |
| (L) NEW STOP AND/OR "ONLY" TEXT AND/OR STOP BAR WITH 4" WIDE DOUBLE SOLID YELLOW STRIPE.  | (Y) EXISTING SIGN POST AND BOLLARD TO BE REPAINTED.                                     | (O) NEW PICKUP PARKING SIGNAGE. SEE DETAIL.   |
| (M) NEW 4" WIDE PAINTED YELLOW STRIPES AT 45° @ 2'-0" O.C.  | (Z) NEW SIGN MOUNTING AND BASE WITH BREAK AWAY POST.                                    | (P) NEW 7" CONCRETE SPEED CUSHION (SEE DETAIL).   |
| (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. | (a) EXISTING PARKING STALL PAVEMENT MARKINGS TO BE REMOVED.                             | (Q) NEW "SPEED HUMP" SIGN AND POST (SEE DETAIL).  |
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|   | (d) NEW 4" WIDE PAINTED WHITE STRIPES AT 45° @ 2'-0" O.C.                               |   |

**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.
- ALL SIGNS LOCATED ON THE BUILDING SIDE OF THE BFR SHALL BE INSTALLED ON A SINGLE POST WITH BOLLARD.

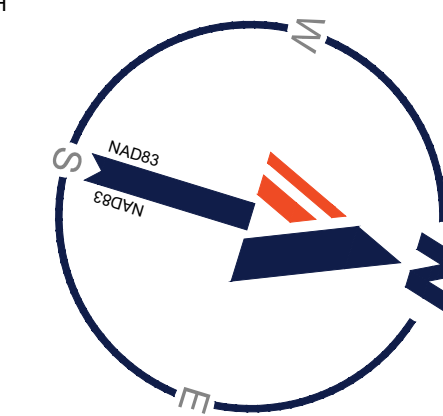
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**STORE ENTRANCE SITE PLAN**

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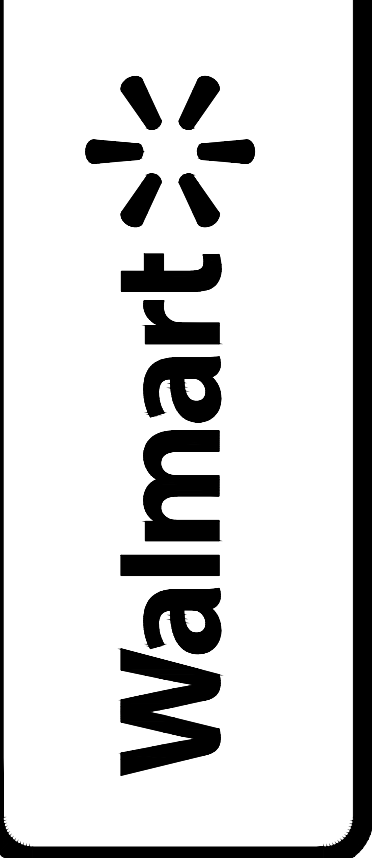
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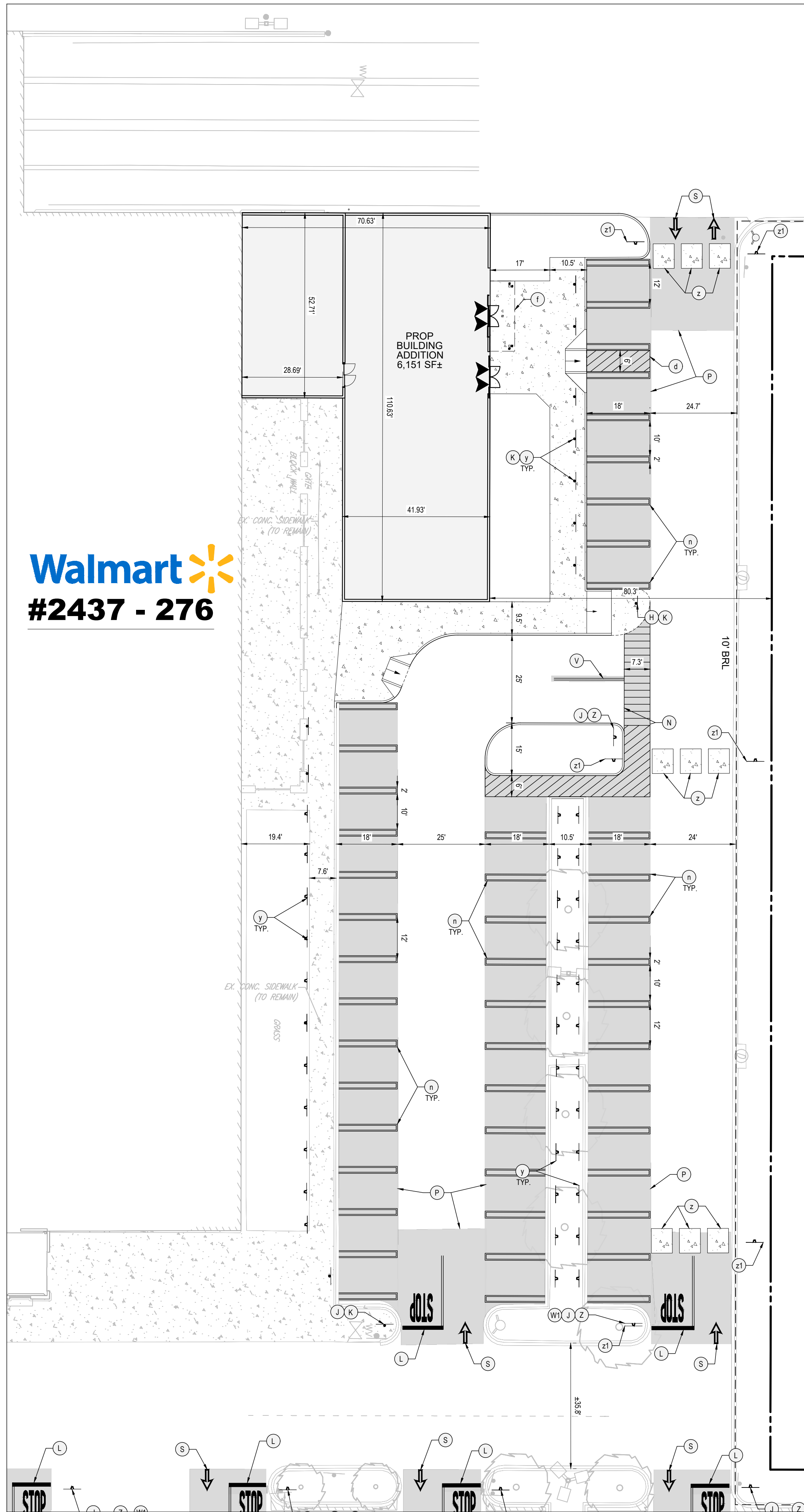
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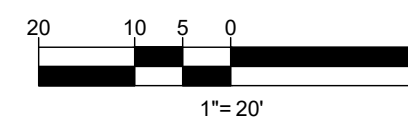
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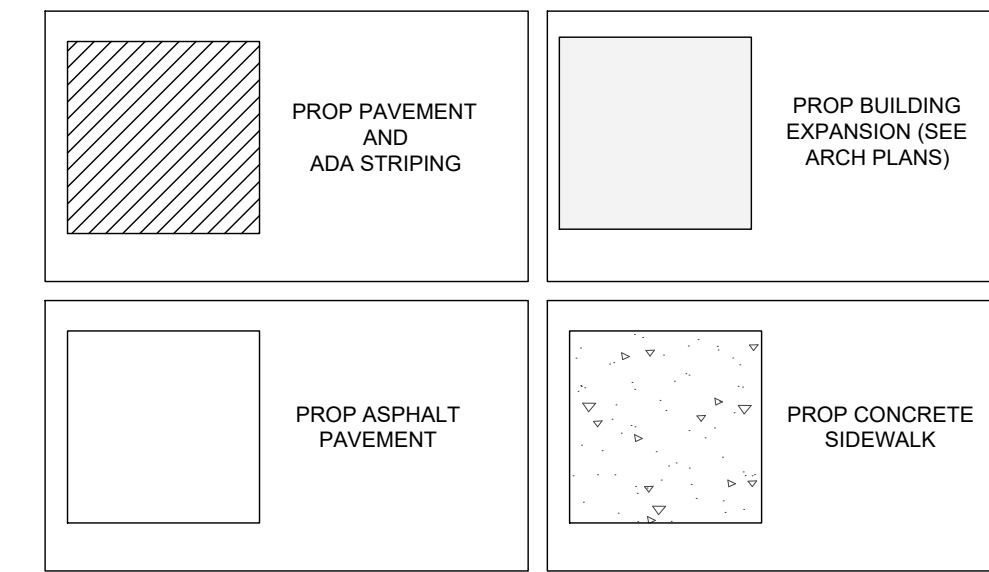




**SITE PLAN**



**HATCH LEGEND**



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**SITE NOTES:**

- SIGNAGE REQUIREMENTS WILL BE ADDRESSED AT THE TIME OF SITE DEVELOPMENT PLAN REVIEW.

**SITE AND DEMOLITION LEGEND**

REFERENCE DETAIL SHEET

- |   |   |
|---|---|
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| (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.   | (b) 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.   | (j) EXISTING PEDESTRIAN CROSSING SIGN AND BASE TO REMAIN/ BE REUSED.  |
| (d) 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.  | (v) NEW PICKUP PARKING SIGNAGE. SEE DETAIL.   |
|   | (z) NEW 7" CONCRETE SPEED CUSHION (SEE DETAIL).   |
|   | (z1) NEW "SPEED HUMP" SIGN AND POST (SEE DETAIL).   |

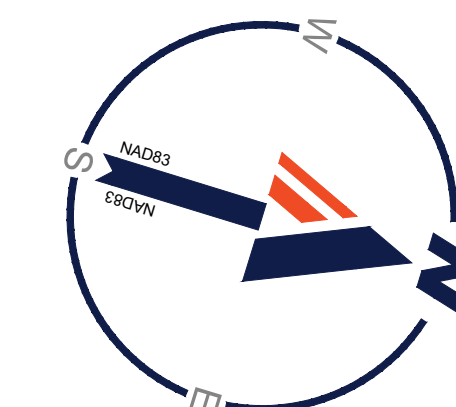
**CAUTION - NOTICE TO CONTRACTOR**

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE IMPROVEMENTS SHOWN BY THESE PLANS.

**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



**SPECIAL USE PERMIT**

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

**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  
6/13/2023  
PROFESSIONAL ENGINEER

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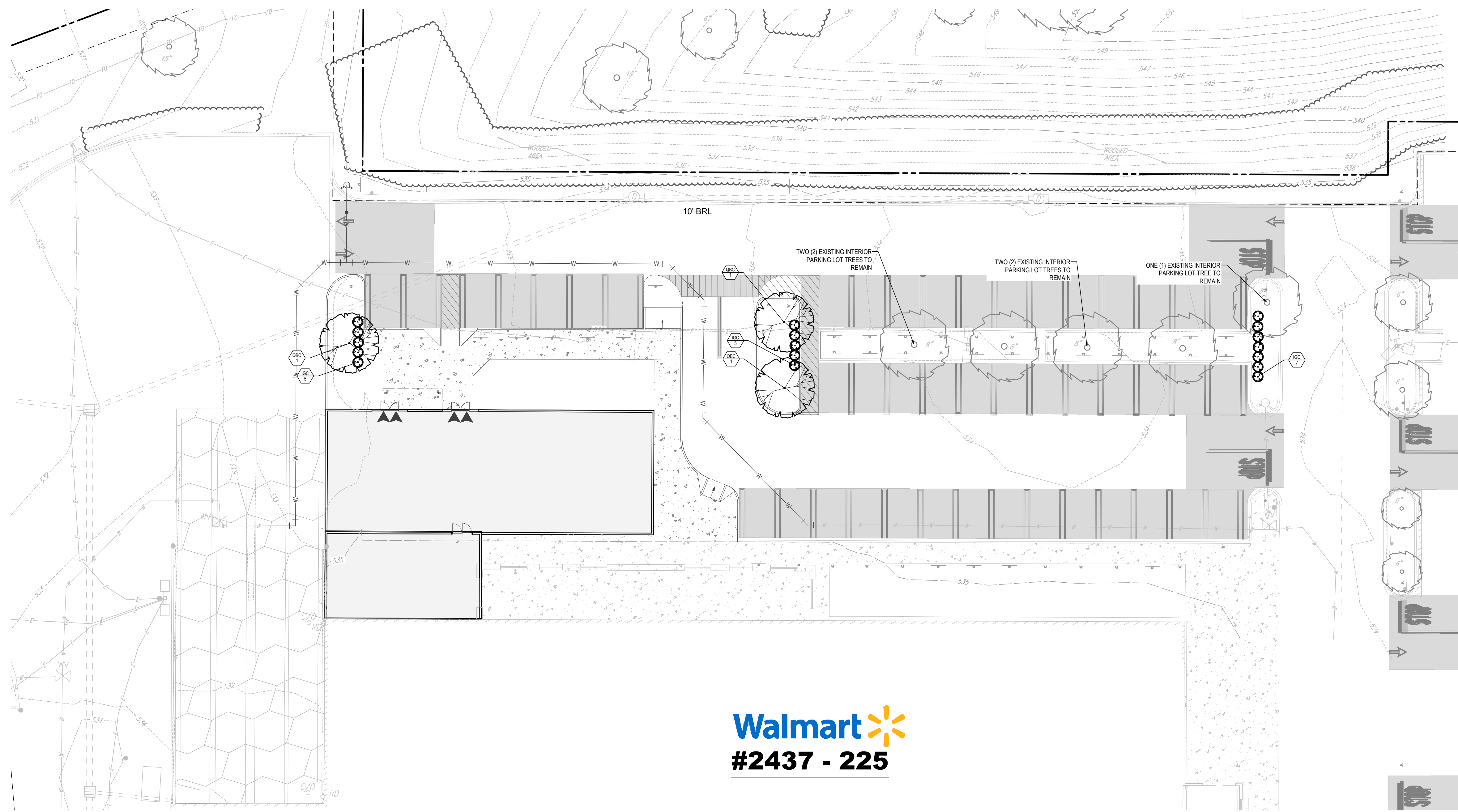
NOT APPROVED FOR CONSTRUCTION

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 -0
SHEET NUMBER	

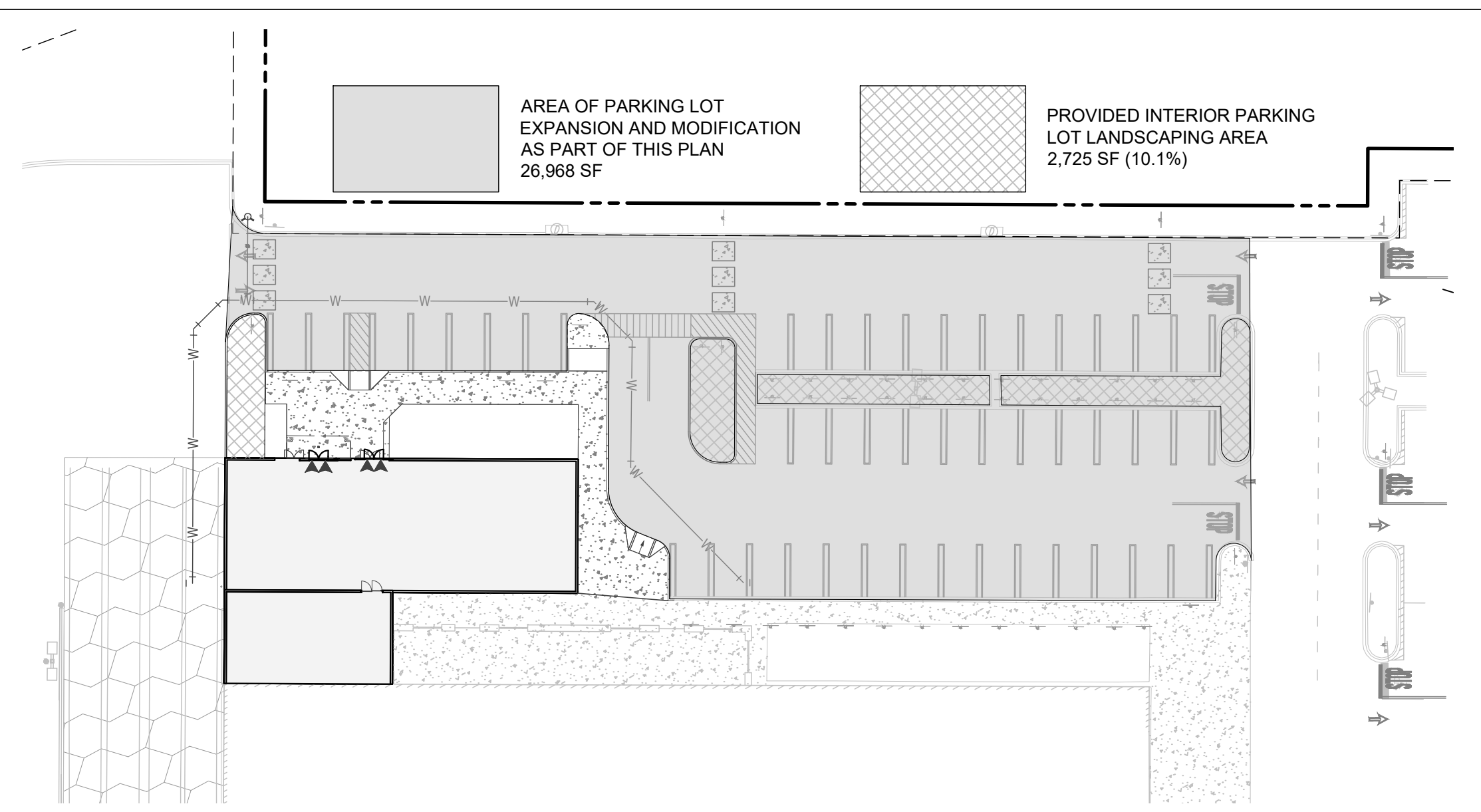
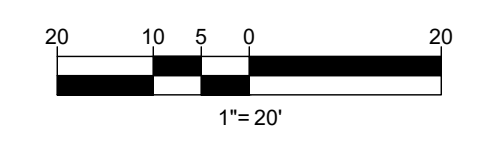
**4**



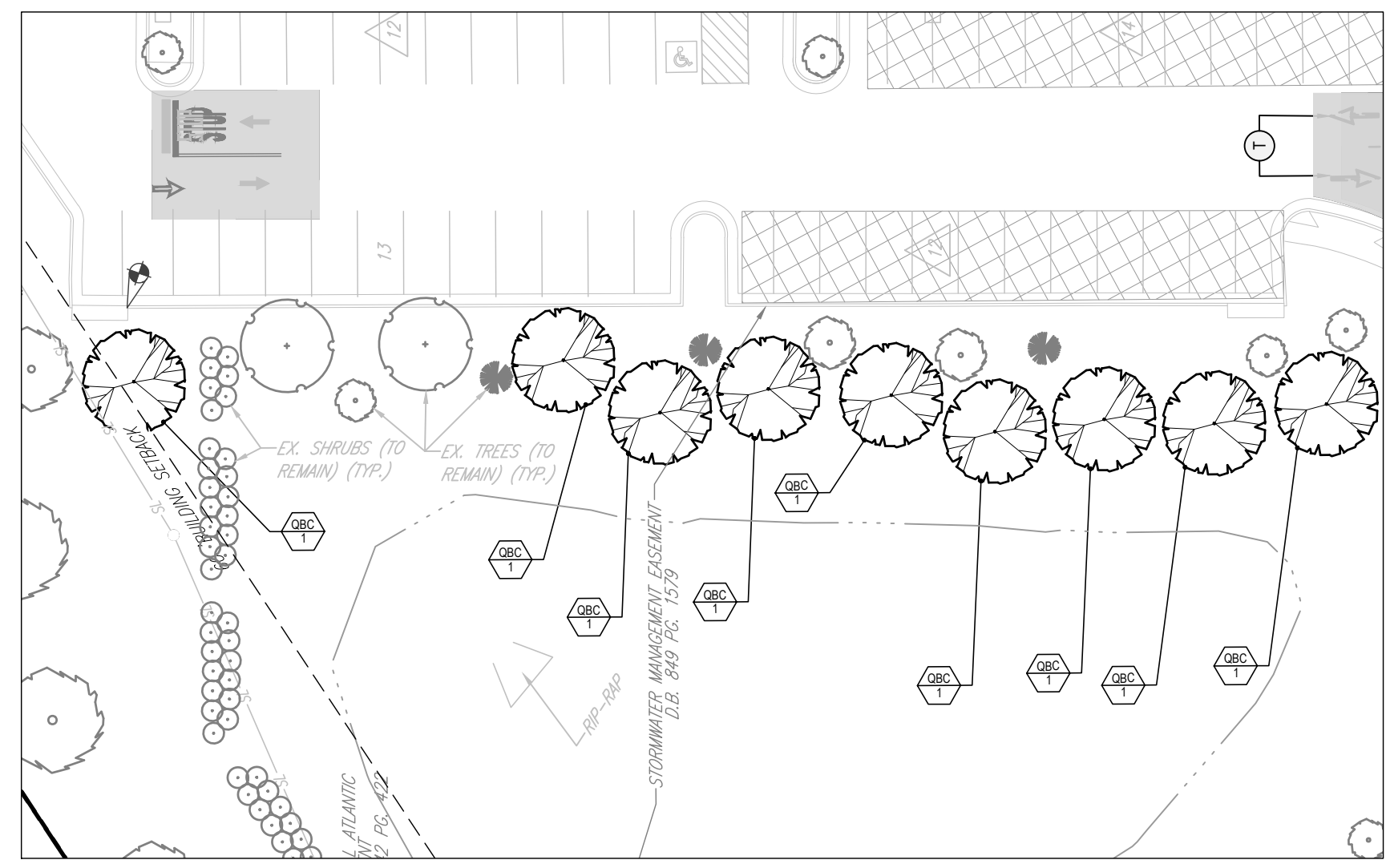
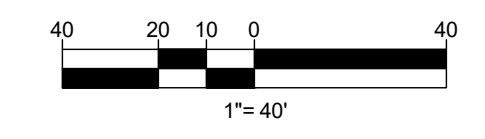


**Walmart**  
**#2437 - 225**

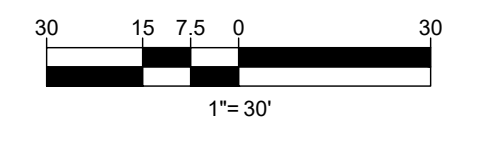
**LANDSCAPE PLAN**



**INTERIOR PARKING LOT LANDSCAPING DIAGRAM**



**INSET B: PROPOSED TREE LINE**



LANDSCAPE SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONT.
<b>SHADE TREES</b>					
QRC	12	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2" CAL. 14' HT	B+B
SUBTOTAL:	12				
<b>EVERGREEN SHRUBS</b>					
IGC	17	ILEX GLABRA COMPACTA	DWARF INKBERY HOLLY	24" HT	65 CAN
SUBTOTAL:	17				

NOTE: THE QUANTITIES SHOWN ABOVE REFLECT THE PROPOSED TREES AND SHRUBS DEPICTED ON THIS SHEET.

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**

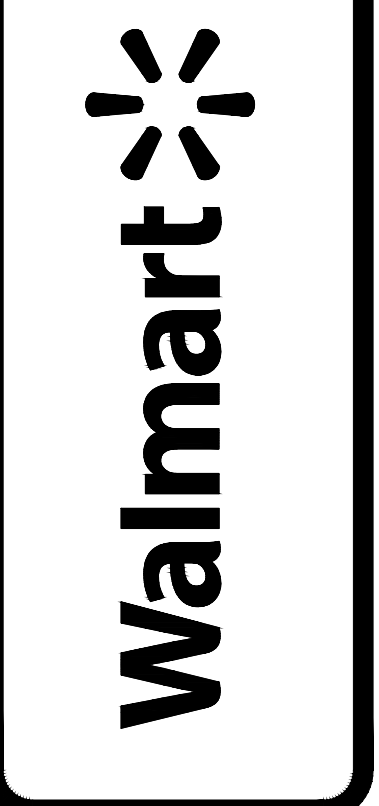
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 WARRENTON, VIRGINIA 20186  
 Phone: (540) 349-4500  
 Fax: (540) 349-0321  
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 BENTONVILLE, AR 72716



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**5**



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COMMONWEALTH OF VIRGINIA  
 K. S. Roberts  
 CATHERINE ROBERTS  
 Lic. No. 0402060193  
 6/13/2023  
 PROFESSIONAL ENGINEER

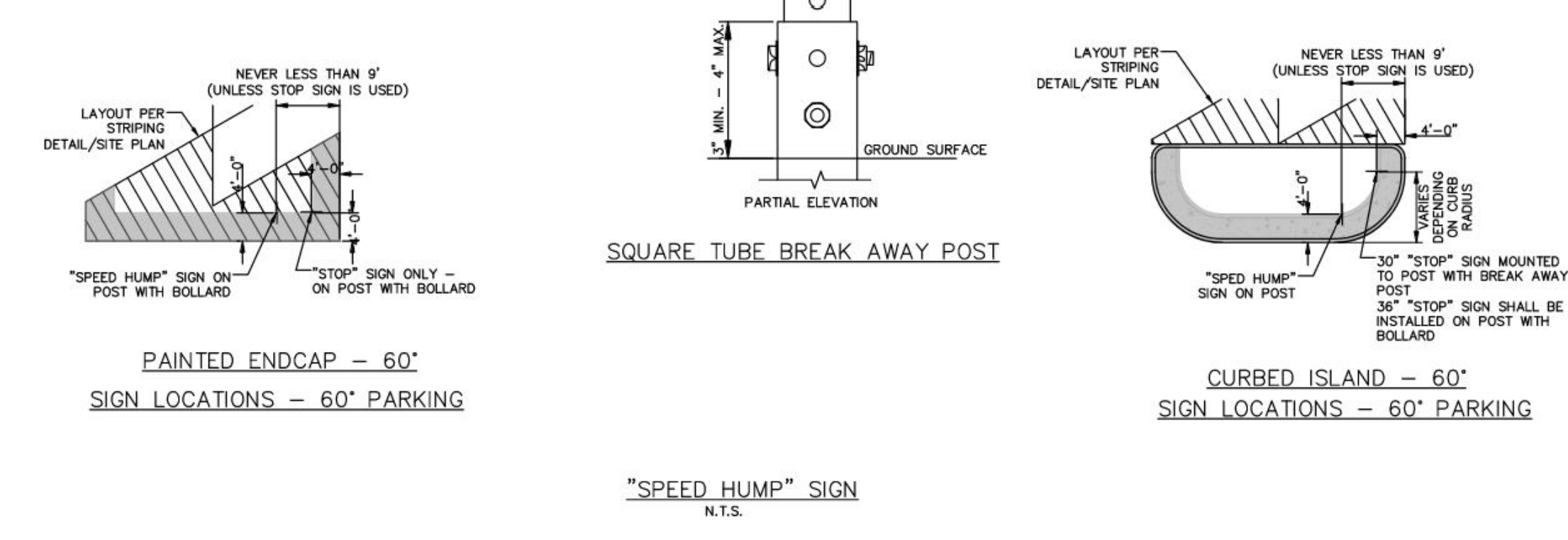
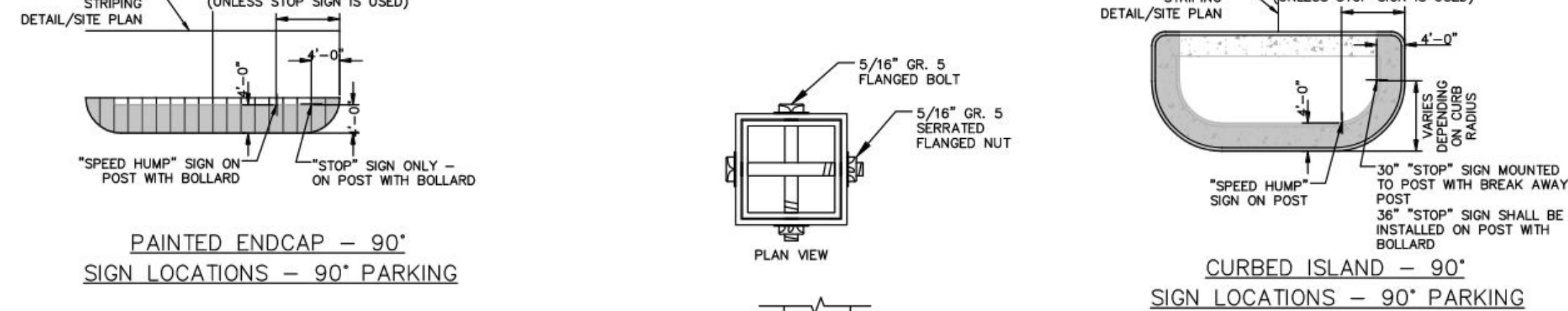
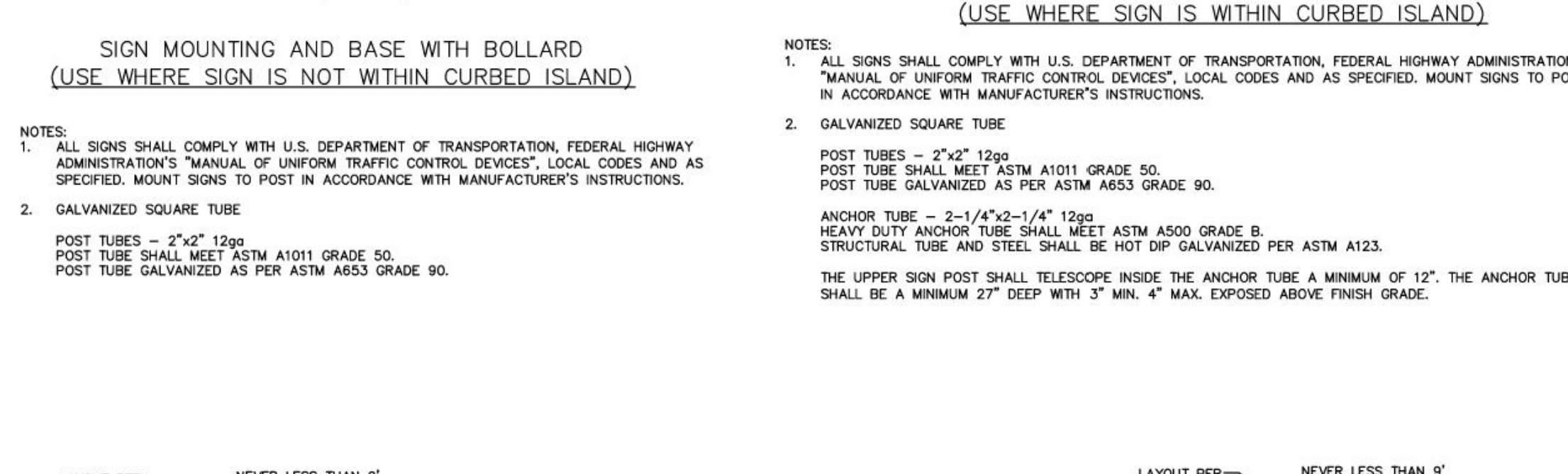
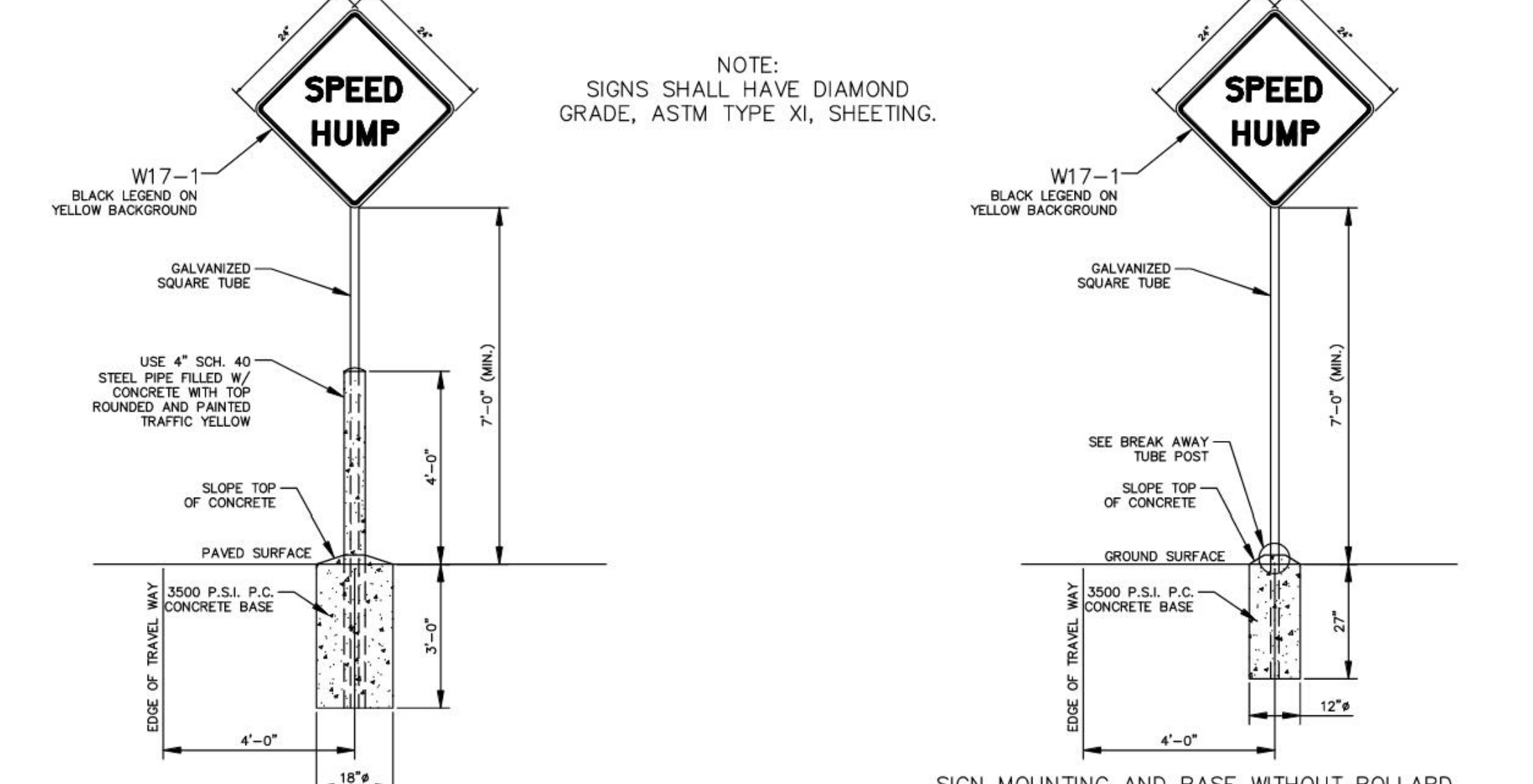
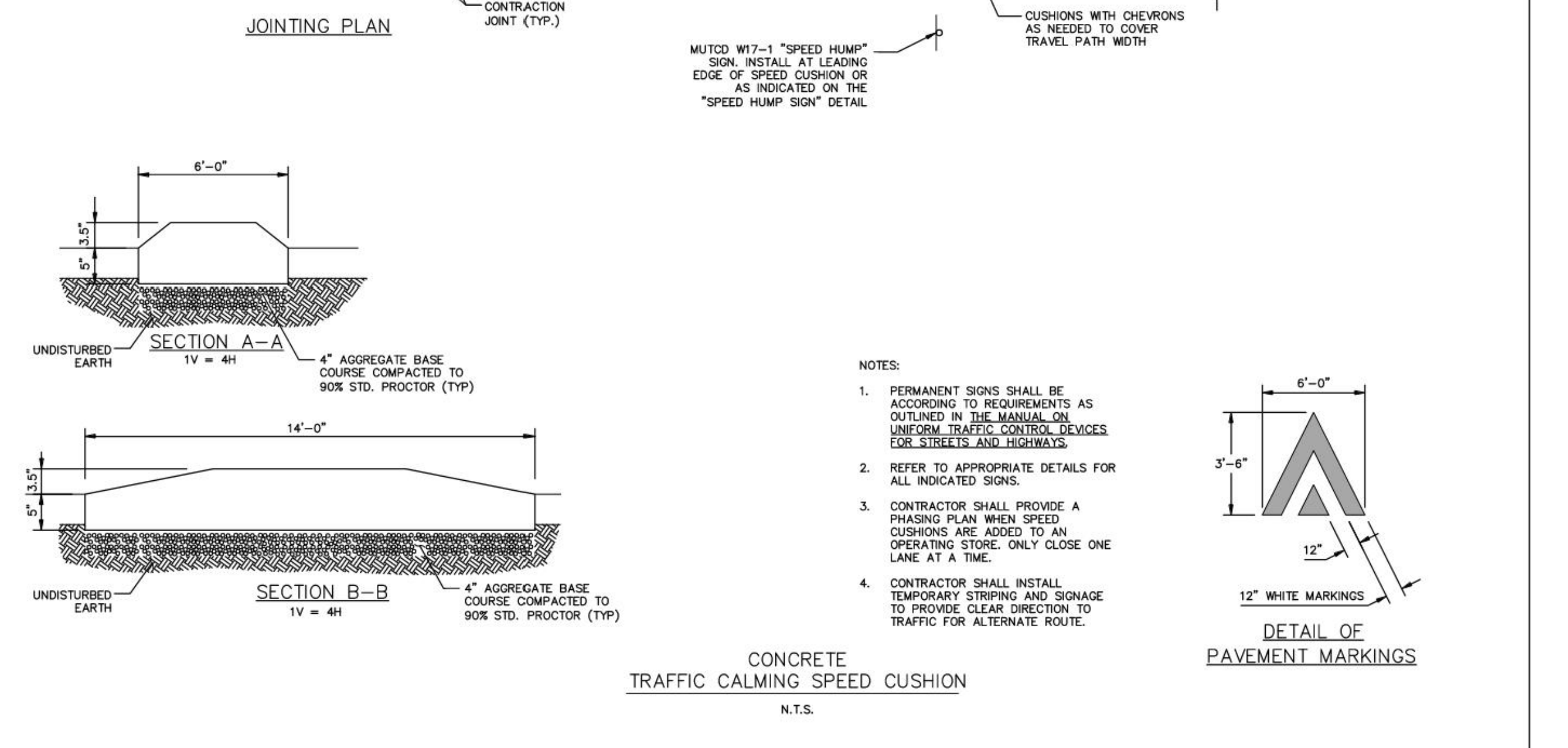
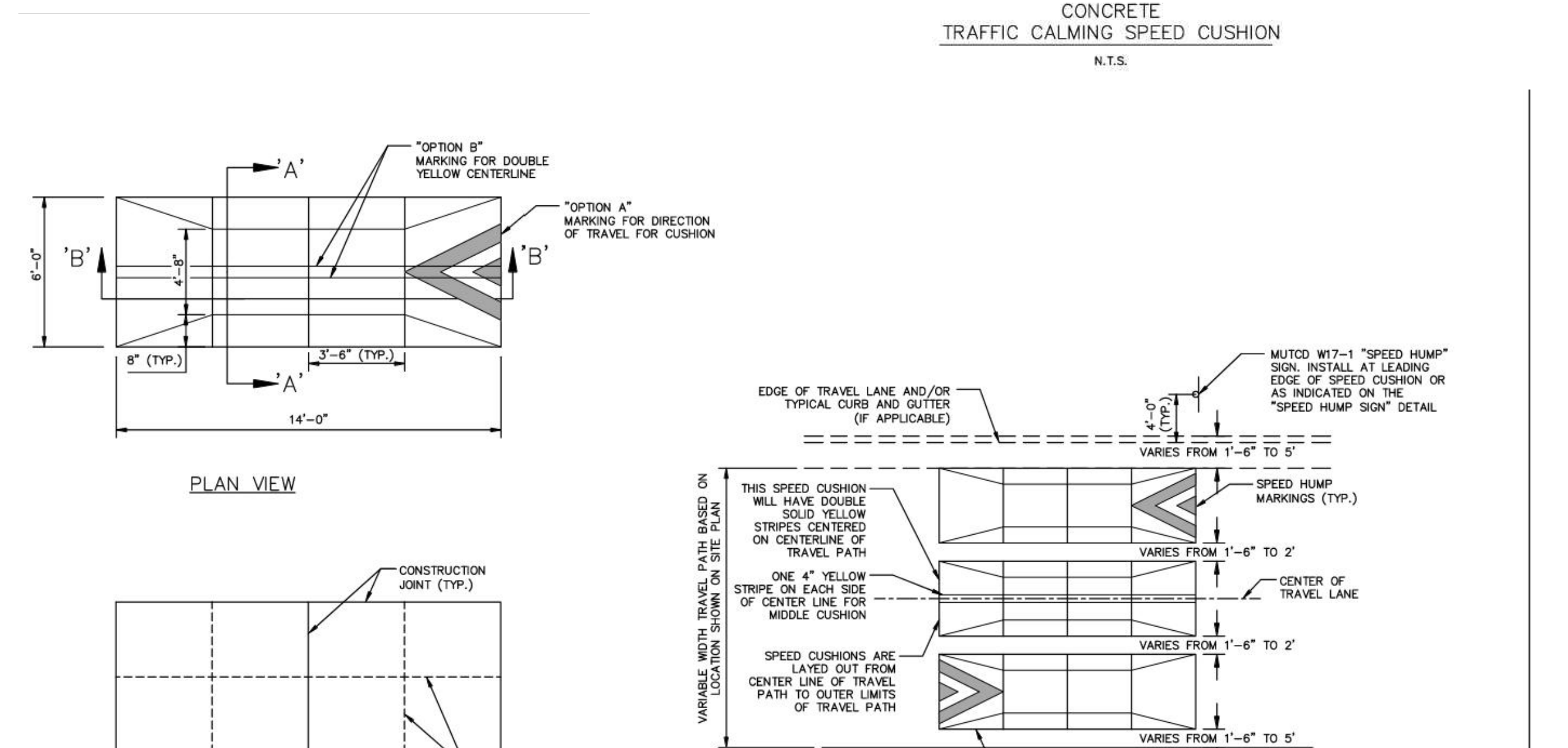
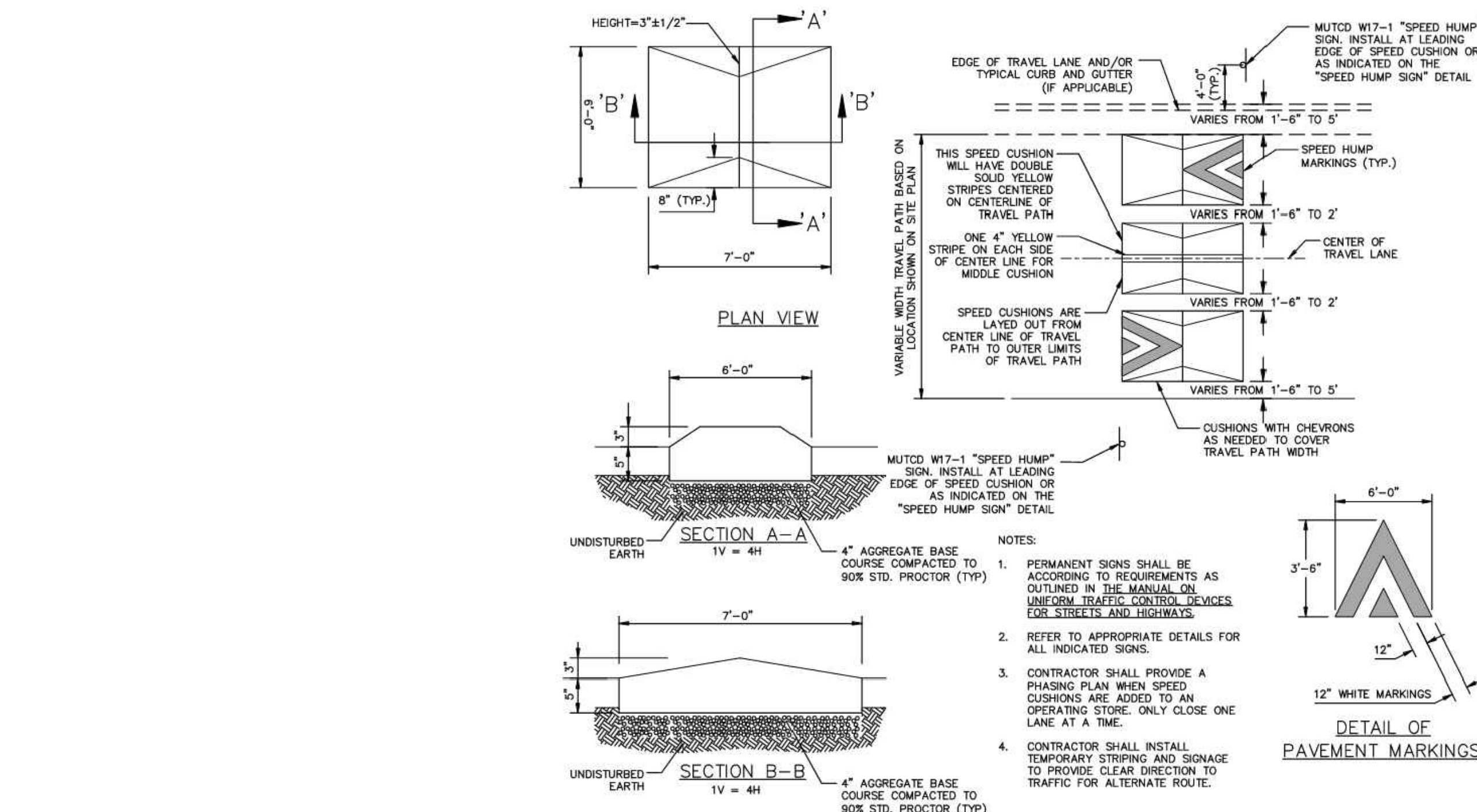
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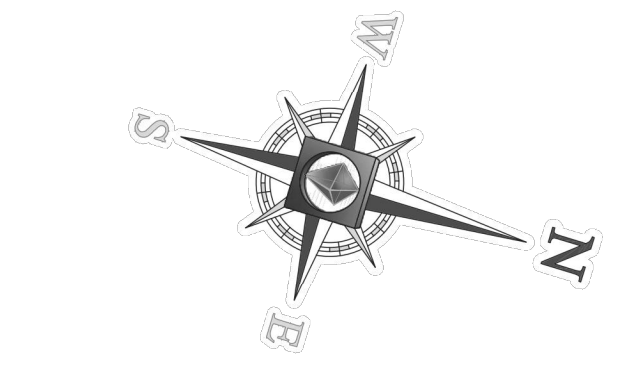
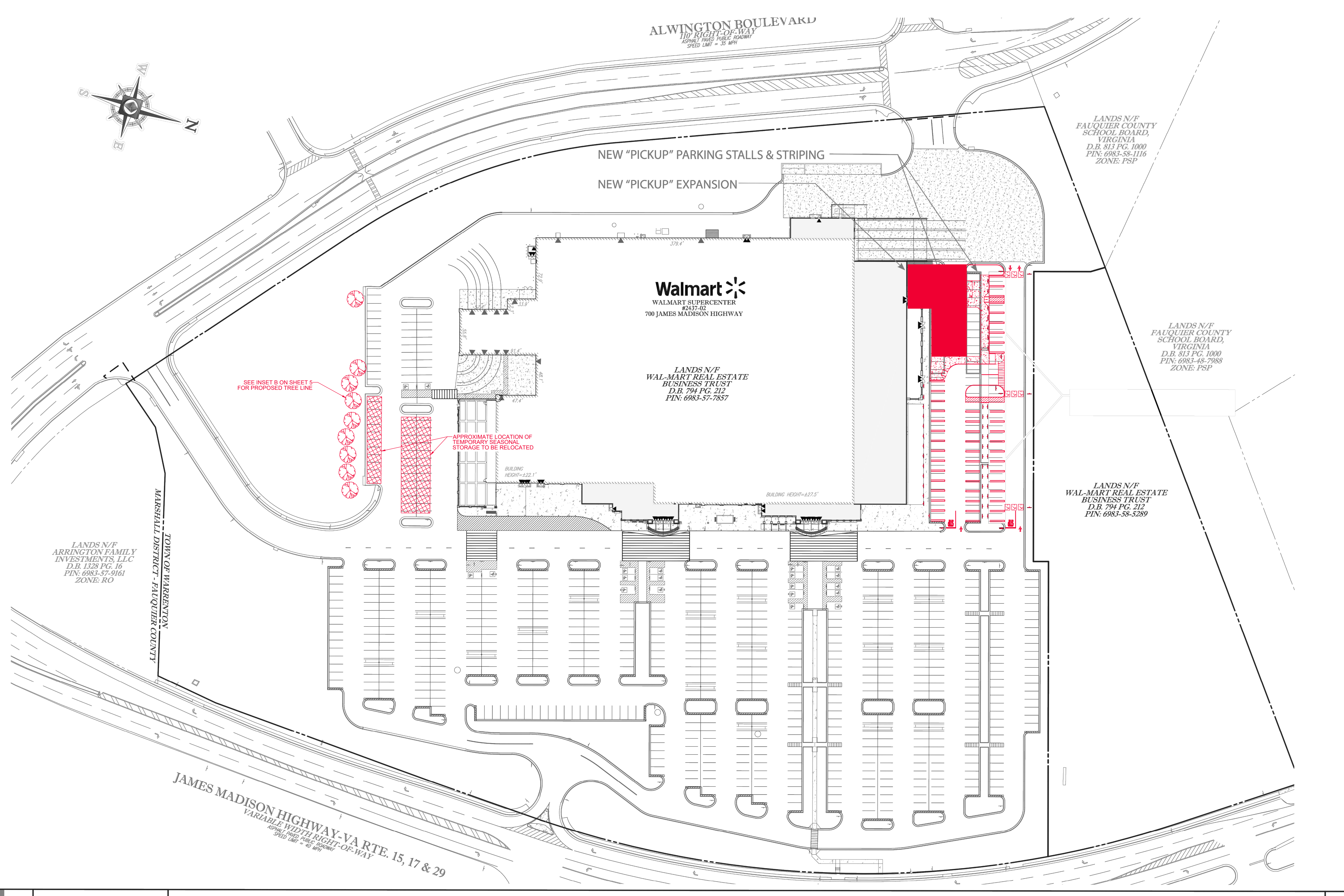
**Walmart**

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



**CONSTRUCTION DETAILS**





LANDS N/F  
ARRINGTON FAMILY  
INVESTMENTS, LLC  
D.B. 1328 PG. 16  
PIN: 6983-57-9161  
ZONE: RO

TOWN OF WARRENTON  
MARSHALL DISTRICT - FAUQUIER COUNTY

JAMES MADISON HIGHWAY-VA RTE. 15, 17 & 29  
VARIABLE WIDTH RIGHT-OF-WAY  
FORMAL PAVED PUBLIC ROADWAY  
SPEED LIMIT = 35 MPH

AL WINGTON BOULEVARD  
110' RIGHT-OF-WAY  
FORMAL PAVED PUBLIC ROADWAY  
SPEED LIMIT = 35 MPH

NEW "PICKUP" PARKING STALLS & STRIPING  
NEW "PICKUP" EXPANSION

**Walmart**  
WALMART SUPERCENTER  
#2437-02  
700 JAMES MADISON HIGHWAY

LANDS N/F  
WAL-MART REAL ESTATE  
BUSINESS TRUST  
D.B. 794 PG. 212  
PIN: 6983-57-7857

LANDS N/F  
FAUQUIER COUNTY  
SCHOOL BOARD,  
VIRGINIA  
D.B. 813 PG. 1000  
PIN: 6983-58-1116  
ZONE: PSP

LANDS N/F  
FAUQUIER COUNTY  
SCHOOL BOARD,  
VIRGINIA  
D.B. 813 PG. 1000  
PIN: 6983-48-7988  
ZONE: PSP

LANDS N/F  
WAL-MART REAL ESTATE  
BUSINESS TRUST  
D.B. 794 PG. 212  
PIN: 6983-58-5289

SEE INSET B ON SHEET 5  
FOR PROPOSED TREE LINE

APPROXIMATE LOCATION OF  
TEMPORARY SEASONAL  
STORAGE TO BE RELOCATED

BUILDING HEIGHT = 42.1'

BUILDING HEIGHT = 47.5'



July 07, 2020

**Walmart** Warrenton, VA - #2437

Site Plan 2

THIS PLAN TO BE UTILIZED FOR  
INFORMATIONAL  
PURPOSES ONLY

# PREVIOUS OVERALL SUP PLAN REDLINE EXHIBIT

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

**BOHLER**  
28 BLACKWELL PARK LANE, SUITE 201  
WARRENTON, VIRGINIA 20186  
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BENTONVILLE, AR 72716

**Walmart**

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SHEET NUMBER	

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F:\2022\1\ABZ20093.00\CAD\DRAWINGS\PLAN SETS\SUPP\VAB220093.00 - CND5 - 1 - LAYOUT - 6030 - 7 - PREVIOUS OVERALL SUP PLAN REDLINE EXHIBIT - 2437  
Oct 10, 2023