

Wal-Mart Application

- Plans have been submitted to county
- 133,481 sq ft store + 4,748 sq ft garden center
- Conforms to the bulk requirement of the C-2 district - floor area ratio of 0.09 (not including any future retail development on adjacent pad sites)
- Proposed maximum building height of 34 feet
- No waivers or modifications have been requested
- 17.51 acre portion (almost 1/3 of the overall 51.55 acres) is not proposed for development + additional open areas, parking lot and open space vegetation
- Existing vegetation will be preserved as part of proposed buffer area along Route 3
- Will be set back 1,200 feet (nearly a quarter of a mile) from Route 3
- Water to come from existing waterline but on-site water tank may be necessary
- Sewer system upgrades will be provided by applicant

Wal-Mart Application (Continued)

- Add a dedicated right turn lane westbound on Route 3 from Wilderness Run to approximately 250 feet west of the subject site
- Add a second westbound left turn bay at Routes 3 & 20
- Add a second eastbound left turn bay at Routes 3 & 20
- Change eastbound free flow right lane to a controlled stop at Routes 3 & 20 by removing existing striping
- Add a southbound left turn bay at Routes 3 & 20
- Intersection crossover area at Routes 3 & 20 will be improved to current VDOT standards
- Signal timing modification at major signalized intersections within 2 miles of proposed development
- Modify right-in/right-out along Route 3 west of Route 20
- Sidewalks connecting the entire site will be incorporated
- Inter-parcel connections are proposed to the existing 7-11/Bank pads + the proposed Wilderness Crossing development located to the west
- Build years 2010 and 2012 + 6 year scenario that includes a portion of the Wilderness Crossing development + Route 20 realignment

Wal-Mart Presentation Notes

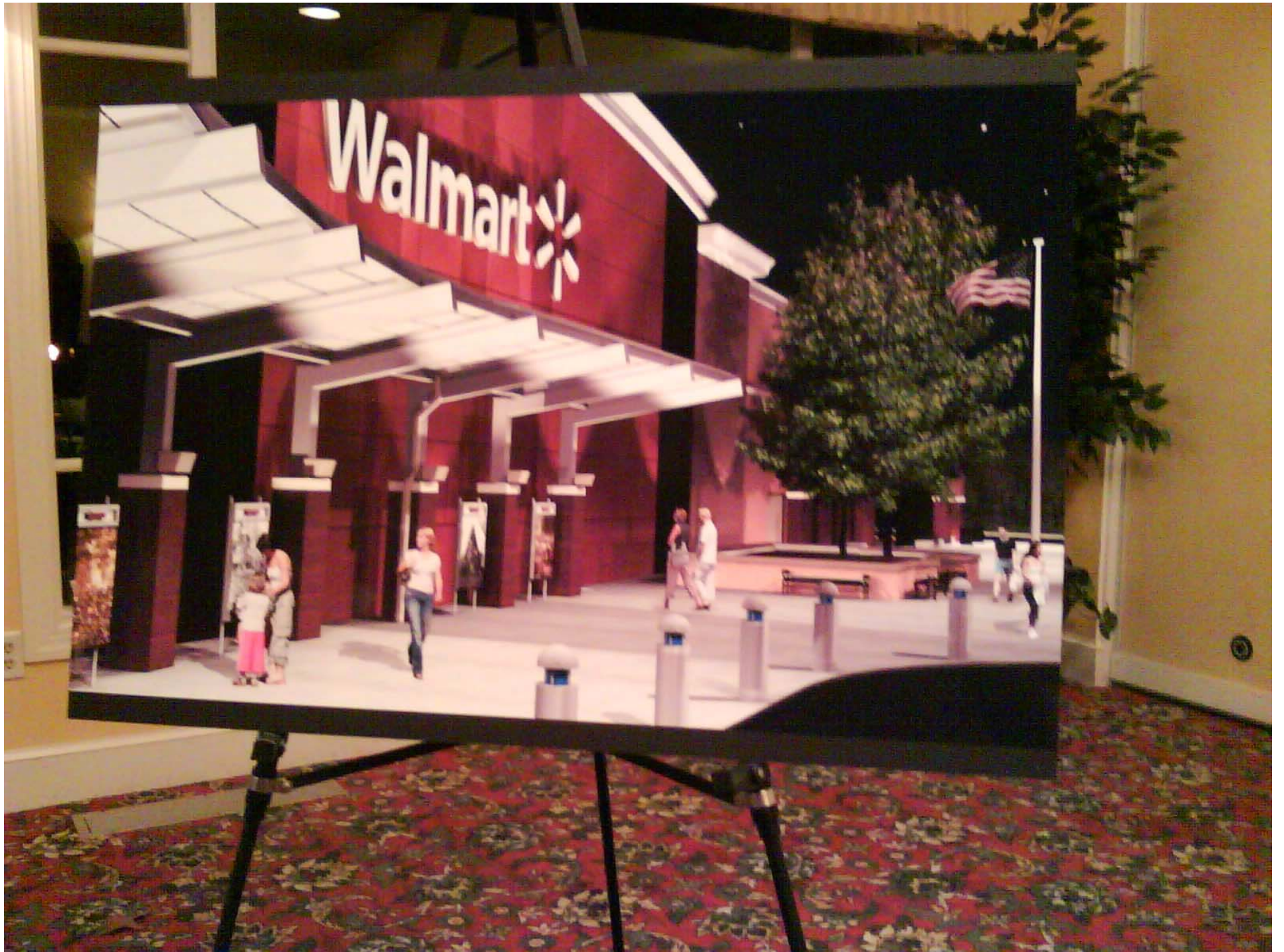
- Will generate millions in tax revenue
- Hire 300+ at average of \$11/hour
- Encourage employees to volunteer
- No tire or gas, just retail, grocery and garden center
- Not sure if it will be 24 hours or not yet – 24 hour security cameras in parking lot
- Significantly smaller than Massaponax store
- Buffer along Route 3 about 100 feet
- Water tank will not be higher than the store (approx 24 feet high)
- Lights will not go above roof line (about 10 feet up from ground)
- Variable roof levels & facades, exhibits of historical info along front of building with scenic walk and extensive landscaping
- Will only have monument sign in front of buffer to identify Wal-Mart and other parcels (like height of our front entrance sign)

Wal-Mart Presentation (Continued)

- Similar to Front Royal interior
- Will have a Subway or McDonald's inside
- Charitable donations of \$30,000-50,000 annually (usually doubled the first year)
- Plan to donate to fire-rescue, schools, nursing homes, soccer teams, etc. – if you meet the criteria, they will donate money
- Only one Wal-Mart sign will be lit on the building
- 40% of traffic from west, 40% from east, 20% from south
- Weekday 3,500 cars in/out (for Wal-Mart along) – 25% will be existing traffic (75% will be new traffic)
- 600 parking spaces (15-20 handicap) – Central Park has 1,200 – Massaponax has 900







SCENIC WALK



Walmart





