

EXHIBIT F
Specific Implementation Plan Supplemental Submittal - Narrative
Statement updated June 16, 2015

**SPECIFIC IMPLEMENTATION PLAN
SUPPLEMENTAL SUBMITTAL-NARRATIVE STATEMENT**

1. Certified Survey Map. Forward Development Group ("FDG") will provide a Certified Survey Map.
2. Pedestrian and Bicycle Access. FDG will provide an overall plan that incorporates the entire commercial center development that addresses pedestrian and bicycle access to all uses within the development, connections to existing and planned public pedestrian and bicycle facilities and connections to adjacent properties.
3. Bike Racks. Two bike racks totaling fourteen spaces will be provided. Please see the enclosed revised plans.
4. Outdoor Display Areas. All exterior display areas will be separate from motor vehicle routes by a minimum of ten feet. Please see the enclosed revised Site Plan.
5. Lighting. Exterior lighting will not exceed more than one-half foot-candles above ambient levels along the northwest and south property lines. However, the eastern property line, which is internal to the commercial development, includes a pedestrian crosswalk running perpendicular to the east property line. In this location, the photometrics are designed to meet the minimum 0.9 foot-candles requirement at the pedestrian walkway. Please see the enclosed revised lighting plans. The color and design of the pole lighting will be compatible with the building and the entire Site.
6. Grading, Erosion Control and Stormwater. Grading and erosion control plans for Walmart's activities on the Site are enclosed. Walmart's stormwater detention, water quality and infiltration requirements will be provided within a regional facility located to the north of the Site. The design, permitting and construction of the regional stormwater/infiltration facilities will be the responsibility of FDG. FDG will provide a stormwater management plan and related applications. FDG will also submit applications and plans for erosion control and grading. FDG will be responsible for obtaining the WPDES permit for the overall commercial development.
7. Access to Loading Area. Per Sec. 78-705, each loading berth shall be located so as to facilitate access to a public street or alley, and shall not interfere with other vehicular or pedestrian traffic per Sec. 78-704 and shall not interfere with the function of the parking areas. In no instance shall loading areas rely on backing movements into public rights of way. A plan showing the truck route scenario is enclosed. As depicted, there will not be any backing movements into the public rights of way. Trucks will pull forward leaving 47 feet of clearance from the front of the truck to the edge of State Highway 138. In addition, this access point will be for delivery traffic only. The trucks will not interfere with any vehicular traffic on the Site or within the State Highway 138 right of way.

8. Deviations from the Zoning Code.

- a. Sec. 78-604 and 78-612. As indicated in Table 78-604, certain buildings or building additions constructed after the effective date of this chapter are required to be accented by a minimum amount of landscaping placed near the building foundation. For each 100 feet of building foundation perimeter, the landscaping installed shall at a minimum meet the number of landscaping points specified in Table 78-604. The actual number of points required for such landscaping shall be computed on a prorated basis, and installed and permanently maintained per the requirements of section 78-612.
 - The ordinance requires 721 points. The enclosed plans propose 365 points due to the building size and orientation as well as adjacent pavement and sidewalk locations. To address this, Walmart proposes to exceed other portions of the landscape code including providing 3,463 points where only 2,045 points are required for parking lot pavement landscaping and 3,817 points where only 1,523 points are required based on the building square footage.
- b. Sec. 78-604(3)(d). Parking lot design shall employ interior landscaped islands with a minimum of 400 square feet at all parking aisle ends, and in addition shall provide a minimum of one landscaped island of a minimum of 400 square feet in each parking aisle for every 20 cars in that aisle. Aisle-end islands shall count toward meeting this requirement. Landscaped medians shall be used to break large parking areas into distinct pods, with a maximum of 100 spaces in any one pod.
 - The site plan provides two landscaped medians splitting the parking lot into three sections. Providing additional landscaped medians that would further divide the parking lot would interfere with the intended and safe flow of traffic and customers' access to cart corrals throughout the parking lot.
 - To provide a safe and clear accessible route from the handicap parking spaces to the front of the building, curbed landscaped islands have been excluded from the west ends of the parking rows that contain handicap parking spaces. Adding landscaped islands at these locations would not allow for unobstructed routes from the 5 foot wide walkway in the middle of the parking trees to the pedestrian crosswalks in front of the Store.
- c. Sec. 78-206(4)(g)(2). Parking requirements: Refer to the parking requirements of the other land use activities on the site Each drive-up lane shall have a minimum stacking length of 100 feet behind the pass through window and 40 feet beyond the pass through window.
 - Walmart proposes to include a drive-thru pharmacy on the Site. There will be 37 feet of stacking past the second drive through window. As this is a pharmacy drive-thru there should not be any stacking of vehicles beyond the window.
- d. Sec. 78-814(1)(a). A sign shall be permitted on the front wall of any principal building. The total area of such sign shall not exceed one-tenth of the area of the front

face, including doors and windows, of the principal building, provided that the total area of such sign shall not exceed 165 square feet.

- Walmart is proposing one wall sign that is 298 square feet. The proposed Store will be set more than 750 feet back from US Highway 51. The Store is over 150,000 square feet in floor area with a single main building identification wall sign. The proposed wall signage is appropriate for the use, size, location and scale of the building and the property and will visually match the size of the building, both architecturally and aesthetically. In addition to the main wall sign and one monument sign, Walmart intends to install several way-finding images to direct customers and visitors to the home and pharmacy, market, outdoor living, and pharmacy drive-thru areas of the Store. These way-finding images will facilitate access to the sought after areas of the Store. They also will reduce pedestrian-auto conflicts and discourage idling of vehicles. Walmart's overall sign package will promote a safe, convenient, and aesthetically pleasing shopping environment.
- e. Sec. 28-205(11)(f)6.h.G. Interior Pedestrian Furniture. The development shall provide interior pedestrian furniture in appropriate locations at a minimum rate of one bench seat for every 10,000 square feet of gross floor area. Seating in food service areas, or other areas where food or merchandise purchasing activities occur shall not count toward this requirement. A minimum of four seats shall be located within the store, with a clear view through exit doors to a passenger pick-up or drop-off area.
- The development will provide at least the minimum required 16 bench seats within the Store. However, Walmart does not propose to locate any of the interior seats within a clear view through the exit doors to a passenger pick-up or drop-off area. Eight bench seats will be provided outside of the vestibule, under cover. Locating benches within the vestibule would be a safety concern as customers would be congregating in heavily trafficked entry and exit areas.