

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

1. Landscaping. The minimum landscape surface ratio required is 25%. Approximately 15.56% of the Site will be devoted to landscaped and open space. In addition, consistent with the approved GDP and the proposed GDP amendment that has been requested by FDG, the area shown on the attached Exhibit A as Outlot A1, consisting of 1.8 acres, is proposed to be included as open space area for the purposes of calculating the landscaped surface area ratio for Parcel A, the proposed Walmart Site. The total combined landscaped and open space area for the Site (including Outlot A1) will be approximately 25.31%.
  
2. Deviations from the Zoning Code.
  - a. 78-205(11)(f)6.f.C. Loading docks shall be completely screened from surrounding roads and properties. Said screening may be accomplished through loading areas internal to buildings, screen walls, which match the building exterior in materials and design, fully opaque landscaping at time of planting, or combinations of the above.
    - Based upon the proposed split truck dock configuration at the Site, two of the truck docks are facing south toward State Highway 138. Substantial landscaping, fences and screening walls will be provided along the south and west property lines to screen the truck docks from view; however, complete screening is not possible directly south of the truck docks due to the street access to State Highway 138.
  
  - b. Sec. 78-814(1). 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. Front wall signs shall not exceed 165 square feet in area. Side wall signs shall not exceed 100 square feet in area. Rear wall signs shall not exceed 83 square feet in area. The total area of all on premise signs for an individual business is 300 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, which hinders the visibility of the single main building identification wall sign. In addition, the Store is over 150,000 square feet in floor area. 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 (95 square feet), Walmart intends to install several way-finding images, as shown on the included plans, to safely 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 will also reduce pedestrian-auto conflicts and discourage idling of vehicles. Walmart's overall sign package will promote a safe, convenient and aesthetically pleasing shopping environment. The total square footage of the Walmart building identification wall sign, way-finding images and monument sign is approximately 786 square feet.

- c. Section 78-707(4)(b). In no instance shall the amount of illumination attributable to exterior lighting, as measured at the property line, exceed 0.50 footcandles above ambient lighting conditions on a cloudless night.
- At the southeast corner of the Site, a portion of land will be dedicated to the City as right-of-way ("ROW") for the entrance to the overall Kettle Park West Commercial Center ("Commercial Center"). Due to the proximity of the edge of the ROW to the proposed parking area, the lighting levels at the property line are above 0.50 foot candles. However, this lighting will be beneficial as it is at one of the main entrances to the overall Commercial Center.