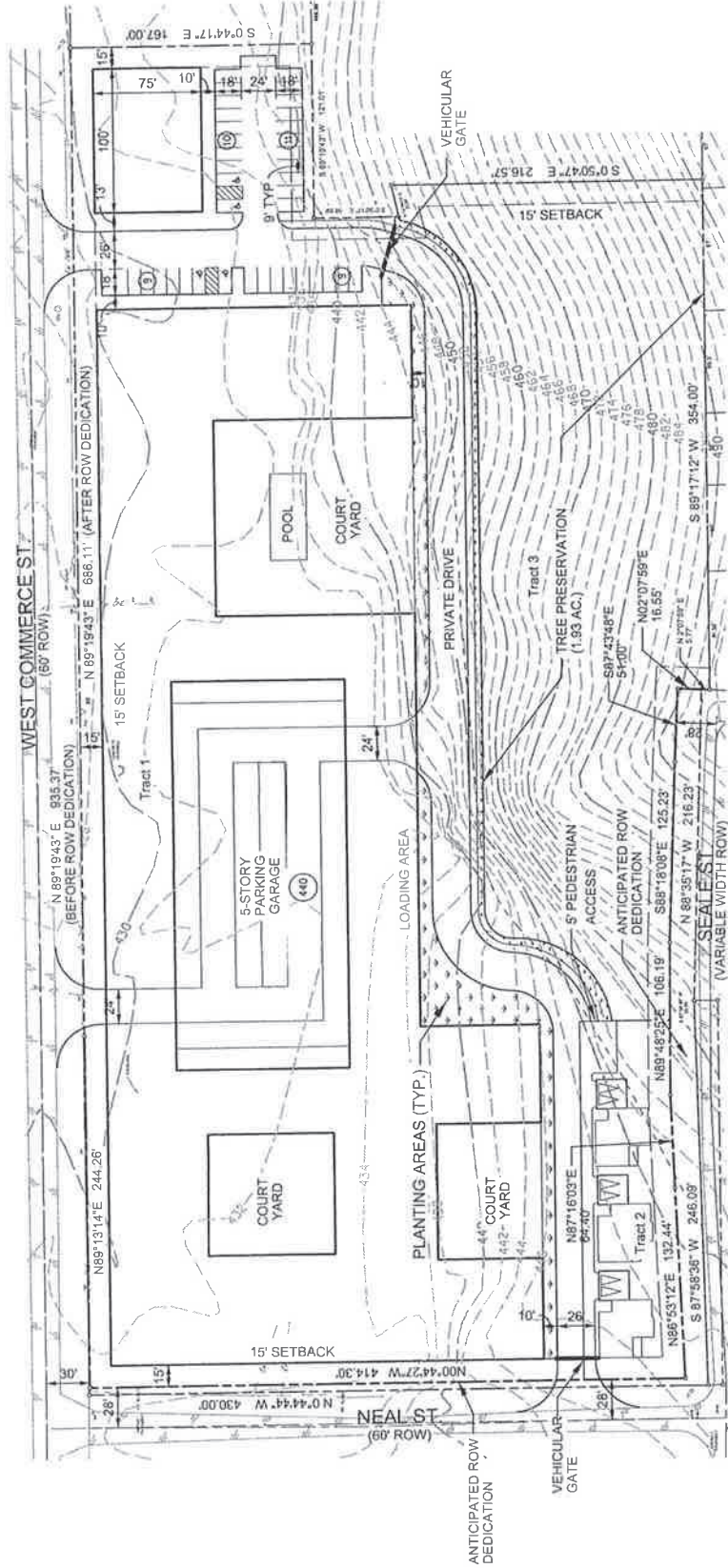


Exhibit B - Development Plan

SITE DATA TABLE - WEST COMMERCE ST	
EXISTING ZONING	IM & IR
PROPOSED ZONING	PD
AREA OF REQUEST	8.64 AC. (376,164.5 SF)
ANTICIPATED ROW DEDICATION	0.24 AC. (10,555.3 SF)
NET AREA AFTER ROW DEDICATION	8.39 AC. (365,609.2 SF)
AREA PER TRACT WITH ANTIC. ROW	
- TRACT 1	6.09 AC. (265,221.7 SF)
- TRACT 2	0.37 AC. (16,314.7 SF)
- TRACT 3 (TREE PRESERVATION)	1.93 AC. (84,072.8 SF)
MINIMUM SETBACK	15'

Exhibit 1099B

- NOTES:
- EXISTING TOPO SHOWN FOR REFERENCE
 - FIN. GRADING TO BE DETERMINED AT PERMITTING
 - ALL CENTER LINES SHOWN ARE TO CENTER OF EXISTING STREET PAVEMENT
 - SETBACKS BASED ON ANTICIPATED ROW DEDICATION



The Standard on Commerce

03-21-2023

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