

EXHIBIT B

Typical Site Improvements for Industrial Development (assuming vacant/unimproved land)

- Building/Structure
 - Minimum size = 0.05 FAR (5% lot coverage)
 - Options to reduce FAR through Minor Modification with enhanced architecture and landscaping.
 - Industrial Design Standards apply
 - Building code applies – restroom facilities, fire sprinkler systems, etc.
- Paving
 - Recycled asphalt material throughout used outdoor areas to prevent soil contamination from leaking fluids, tracking of mud onto public roads, and provide suitable drive surface for fire truck access in the event of an emergency.
- Drainage
 - Drainage study required for any new impervious surface over 10,000 square feet, including building area and paving, to ensure compliance with state regulations.
 - Pond may be required to hold historic storm water flows on site and to help clean run-off water before it reaches public streams and rivers.
- Screening
 - All outdoor storage must be screened from public view by an opaque fence (wood, metal, vinyl, masonry, or similar).
- Landscaping
 - Landscape areas:
 - Street trees and 20-foot buffer along public rights-of-way to enhance city image in industrial areas.
 - Primary parking areas (employee and customer parking) to provide shade and improve public aesthetic.
 - Drainage ponds to secure slopes, promote water quality, naturalize appearance of pond.
 - Any other non-paved areas to prevent dust blowing and encourage water infiltration.
 - Requires irrigation unless Xeric plant material used.
- Public Improvements
 - May need to extend potable water and sanitary sewer lines to serve building restroom facilities, landscape irrigation, and fire suppression measures (sprinkler systems and fire hydrants throughout site)
 - May need to extend electrical, cable, other utilities into site
 - Depending on traffic study, may need to improve access into site and road along frontage, up to ½ of required curb, gutter, sidewalk, and pavement