

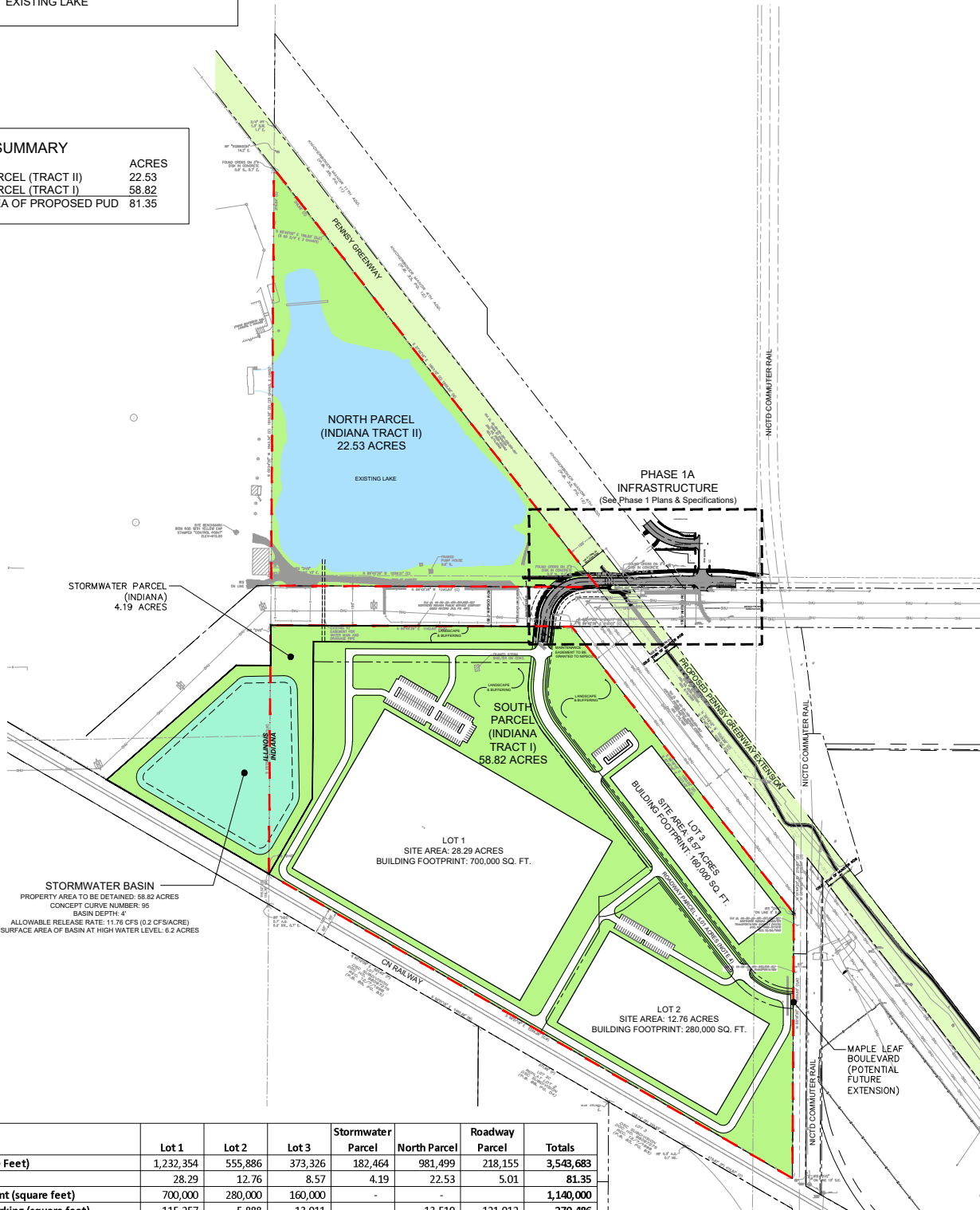
# EXHIBIT "B"

## LEGEND

- PROPOSED PUD BOUNDARY
- LANDSCAPED AREA AND OPEN SPACE
- STORMWATER BASIN
- EXISTING LAKE

## TRACT SUMMARY

	ACRES
NORTH PARCEL (TRACT II)	22.53
SOUTH PARCEL (TRACT I)	58.82
TOTAL AREA OF PROPOSED PUD	81.35



## SITE DATA

	Lot 1	Lot 2	Lot 3	Stormwater Parcel	North Parcel	Roadway Parcel	Totals
Lot Area (Square Feet)	1,232,354	555,886	373,326	182,464	981,499	218,155	3,543,683
Lot Area (Acres)	28.29	12.76	8.57	4.19	22.53	5.01	81.35
Building Footprint (square feet)	700,000	280,000	160,000	-	-	-	1,140,000
Roadway and Parking (square feet)	115,257	5,888	13,911	-	13,519	121,912	270,486
Open Space and Landscape (square feet)	417,096.65	269,997.89	199,414.75	182,464.20	967,980.16	96,243.00	2,133,197
Total Impervious (square feet)	815,256.85	285,887.81	173,910.85	-	13,518.78	121,912.00	1,410,486.29
Total Impervious (percentage)	66%	51%	47%	0%	1%	56%	40%
Quantity of Parking Spaces	124	50	29	N/A	N/A	N/A	203
Approximate Office Space (square feet)	35,000	14,000	8,000	N/A	N/A	N/A	57,000
Parking Ratio (spaces per 1,000 square feet)	3.54	3.57	3.63	N/A	N/A	N/A	3.56

FULL SIZE SCALED SITE PLAN IS ATTACHED AS EXHIBIT "B", PREPARED BY KIMLEY-HORN JULY 14, 2025

LEGEND

PROPOSED PUD BOUNDARY

LANDSCAPED AREA AND OPEN SPACE

STORMWATER BASIN

EXISTING LAKE

PUD Lot Area Summary

Lot 1	28.29
Lot 2	12.76
Lot 3	8.57
Roadway Parcel	5.01
Stormwater Parcel (Indiana)	4.19
Sub-Total South Parcel	58.82
Sub-Total North Parcel	22.53
Total PUD Lot Area	81.35

Refer to Site Data (Sheet 02) for added detail

Notes

1.

This Preliminary Site Plan for Proposed PUD is attached to a Plan Commission Petition Application requesting a change in zoning from CD-4.B to SD-PUD.
2.

Total proposed PUD Site Area = 81.35 acres. See PUD Lot Area Summary (Sheet 01) and Site Data (Sheet 02).
3.

Landscape Plan to be developed in conformance with Table 26-6.405.A-10 District Standards for Planned Unit Development Special District.
4.

Roadway Parcel as outlined in the Phase 1A Development Agreement plat for roadways and lot subdivision.
5.

Future connection to Maple Leaf Blvd to be considered under the Future Phase Development Agreement as outlined in the Phase 1A Development Agreement (requires additional agreements from PepsiCo and NIPSCO).
6.

Phase 1A Infrastructure has been fully engineered per Phase 1A Development Agreement and Phase 1A Plans and Specifications updated March 4, 2025. Warranty Deed across NIPSCO Right-of-Way has been granted to the Town of Munster for the Fisher Street roadway extension. Phase 1A roadway improvement plans to be submitted to the Town of Munster for building permit prior to construction.
7.

Ring roads around all buildings to allow required turning radii and width for emergency service vehicles. Fire protection service shall be provided along all ring roads with fire hydrant placement to meet Town Code requirements.
8.

Pennsy Greenway may be extended as part of a Future Phase Development Agreement. Coordination for the NICTD rail underpass has been completed as part of the NICTD Westlake Corridor improvements.
9.

An interstate stormwater detention system is proposed to detain the full area of the South Parcel into a dedicated basin that will span the Stateline between Indiana and Illinois. The Indiana and Illinois land is currently all owned by the Applicant (SPIN Munster, LLC) and approvals are being coordinated between the Metropolitan Water Reclamation District (MWRD) of Cook County, Illinois, the Indiana Department of Environmental Management (IDEM), and local authorities with jurisdiction over stormwater management. The Illinois stormwater area and the 4.19 acre Indiana portion of the stormwater area will each become separate parcels and drainage easements and covenants will be provided between those parcels to ensure proper maintenance. Discharge from system will flow into the existing lake on the North Parcel through a weir and existing drainage easement across the NIPSCO right-of-way.

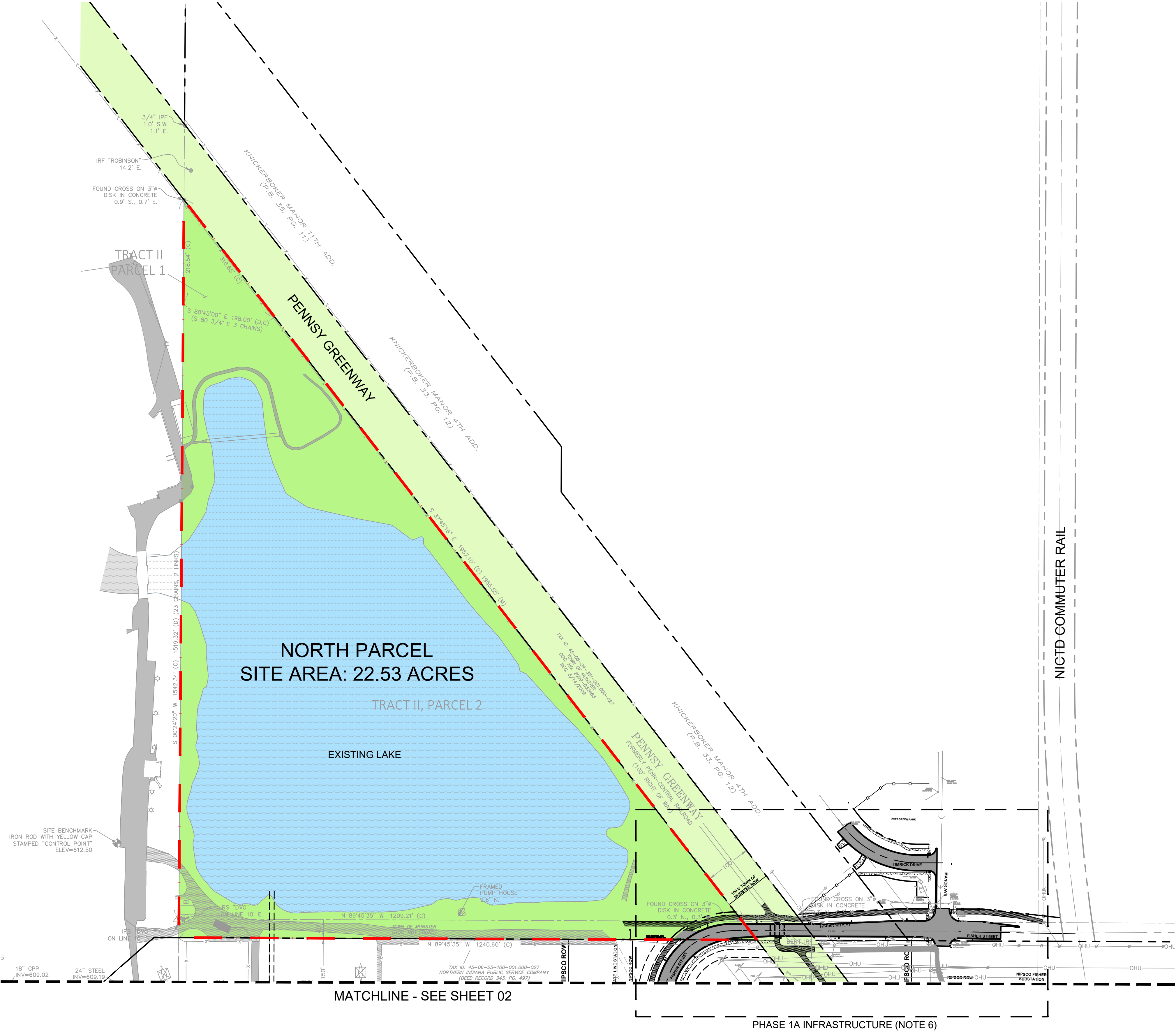


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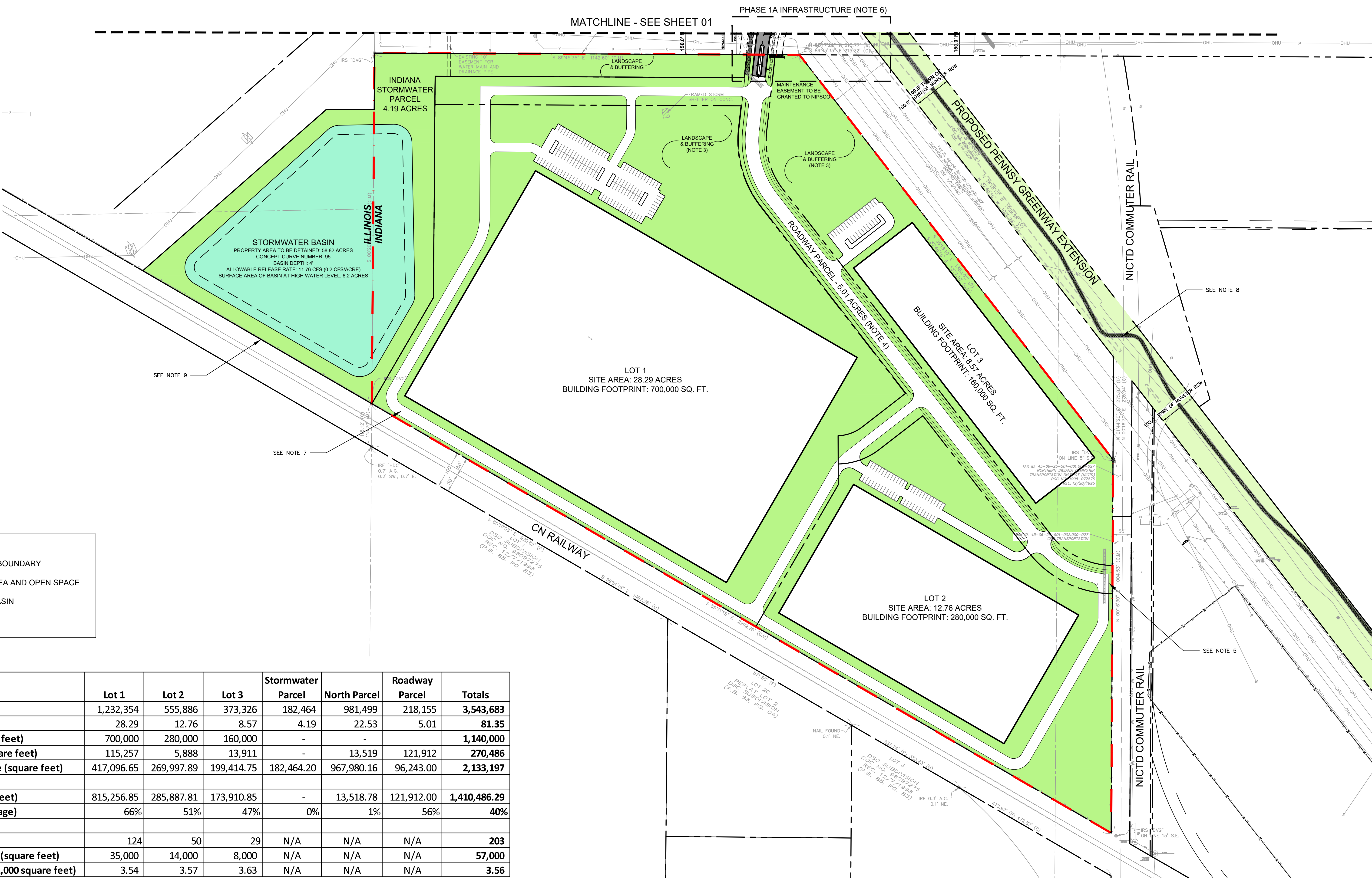


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