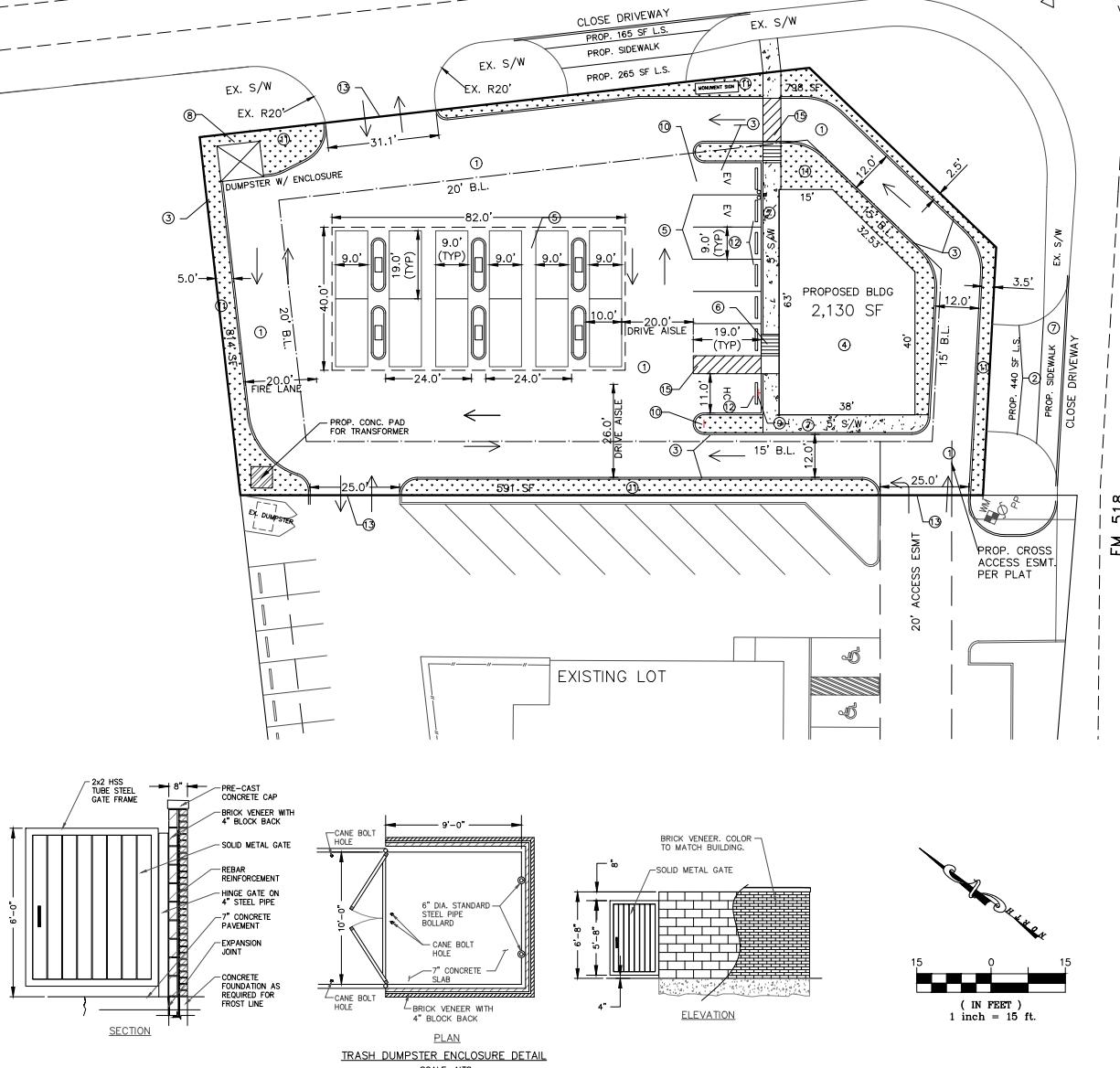


Exhibit B



PROPOSED PARKING SUMMARY	
REQUIRED PARKING	
OFFICE/RETAIL BLDG (2130 SF):	
1 SPACE PER 250 SF	
2130 / 250 =	9
TOTAL =	9
PROPOSED PARKING	
STANDARD PARKING (9'X19')	16
EV PARKING (9'X19')	2
HANDICAP PARKING PROVIDED (INCLUDES 2 VAN ACCESSIBLE)	1
TOTAL =	19

SCHEDULE OF KEY NOTES:

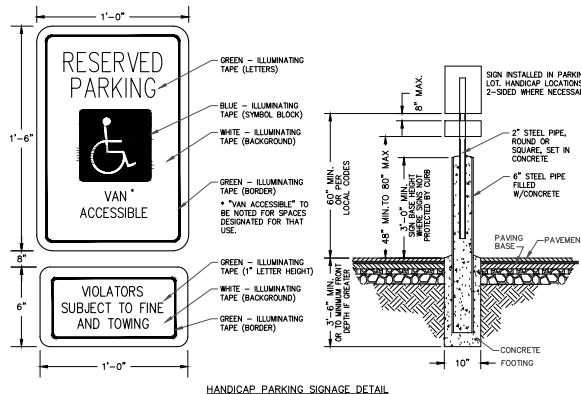
- ① 6" CONCRETE PAVEMENT ON 6" LIME STABILIZED SUBGRADE.
- ② REMOVE EXISTING CURB. PROVIDE #4 REBAR 9" LONG DOWEDLED 6" INTO EX. PAVT AT 16" ON CENTER SET IN EPOXY.
- ③ PROPOSED 6" CONCRETE CURB.
- ④ PROPOSED SHELL BUILDING. SEE ARCH. DRAWINGS & STRUCTURAL PLANS FOR DETAILS.
- ⑤ 4" WIDE YELLOW TRAFFIC PAINT STRIPE (TYPICAL AT PARKING SPACE), TWO (2) COATS OF PAINT REQUIRED.
- ⑥ PROPOSED HANDICAP ACCESSIBLE RAMP.
- ⑦ PROPOSED CONCRETE SIDEWALK.
- ⑧ PROPOSED TRASH DUMPSTER WITH ENCLOSURE. SEE DETAIL THIS SHEET.
- ⑨ PROPOSED HANDICAP PARKING VERTICAL SIGN. SEE DETAIL THIS SHEET.
- ⑩ PROPOSED "DO NOT ENTER" SIGN.
- ⑪ PROPOSED LANDSCAPE AREA.
- ⑫ PROPOSED WHEEL STOP.
- ⑬ EX. DRIVEWAY.
- ⑭ PROVIDE CURB CUT.
- ⑮ 5' HANDICAP ACCESSIBLE ROUTE WITH STRIPING.

SITE DATA

1. SITE AREA = 0.527 AC
2. ZONING: GENERAL COMMERCIAL (CG)

NOTES:

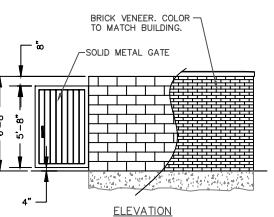
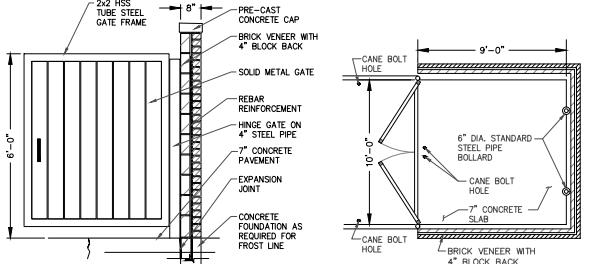
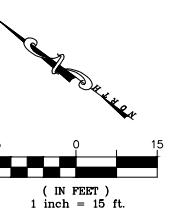
A BLANKET INGRESS/EGRESS EASEMENT TO BE
RECORDED UNDER SEPARATE DOCUMENT.



CITY OF LEAGUE CITY

SITE LAYOUT PLAN

F-9440



TRASH DUMPSTER ENCLOSURE DETAIL

SCALE: NTS

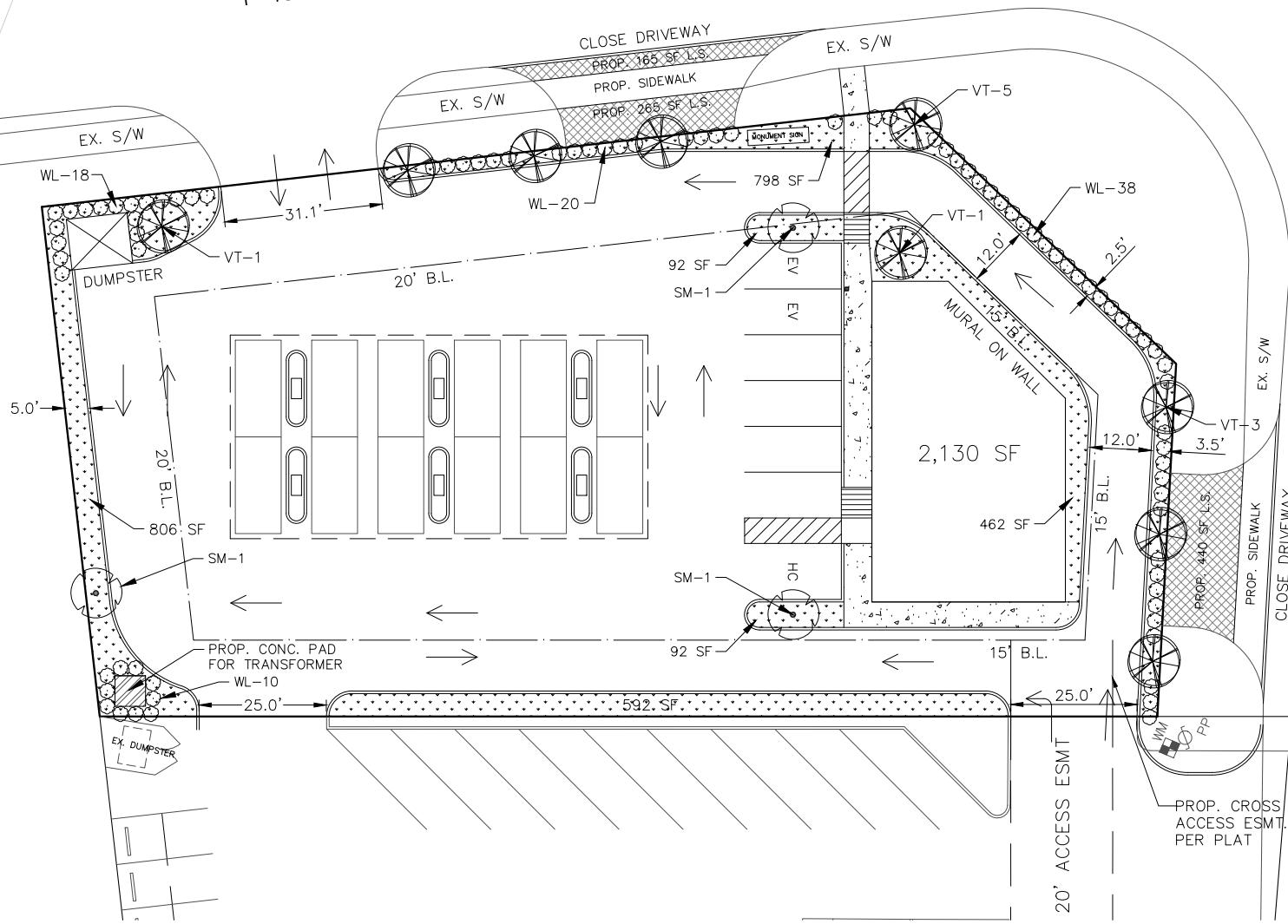


MONUMENT SIGN DETAIL
ELEVATION VIEW

DRAWN BY: BP	PROJECT NO. 2022-730	SHEET NO.
DESIGNED BY: BP	DATE: AUGUST 27, 2024	

1-45 FRONTAGE ROAD

Exhibit B



PLANT LIST					
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	TYPE	REMARKS
(•)	SM	3	MAGNOLIA GRANDIFLORA "LITTLE GEM"	SOUTHERN MAGNOLIA	PARKING LOT TREE - MIN 2" CAL AND 6' HIGH AT TIME OF PLANTING.
(○)	VT	10	VITEX AGNUS-CASTUS	VITEX	STREET FRONTAGE TREE - MIN 1.5" CAL (15 GAL) AT TIME OF PLANTING.
(○)	WL	76	LIGustrum JAPONICUM	WAXLEAF LIGustrum	STREET FRONTAGE & SCENIC HEDGING SHRUB - 3 GAL AND MIN 3' HIGH AT TIME OF PLANTING. - PLANT 36" O.C.
[SOD]	3,712 SF	3,712 SF	CYNADON DACTYLON	SOLID SO. BERMUDA	SOD - PLANT 36" O.C.

LEGEND:



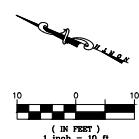
SOD AREA (2,912 SF / 0.067 AC)



PROPOSED MURAL

LANDSCAPE SUMMARY:	
SITE AREA	= 0.527 AC (22,960 SQ FT)
PERCENTAGE OF LANDSCAPE REQUIRED UNDER SECTION 125-4.20.2.(b)	
MINIMUM LANDSCAPE AREA REQUIRED	15.0% (3,444 SQ FT)
LANDSCAPE INSIDE PROPERTY PROVIDED	2,842 SF (12.4%)
LANDSCAPE PROVIDED BY CLOSING DRIVEWAY	870 SF (3.8%)
TOTAL LANDSCAPE AREA PROVIDED	3,712 SF = 16.2%
FRONTAGE TREES REQUIRED UNDER SECTION 125-4.20.2.(b)(1):	
ONE SHADE TREE FOR EVERY 30' OF LINEAR STREET FRONTAGE, EXCLUDING DRIVEWAYS (313'-317')/30' = 10 STREET FRONTAGE TREES REQUIRED	
STREET FRONTAGE TREES PROVIDED:	10
FRONTAGE SHRUBS REQUIRED UNDER SECTION 125-4.20.2.(b)(1):	
A CONTINUOUS HEDGE CONSISTING OF SHRUBS.	
STREET FRONTAGE SHRUBS PROVIDED:	76
PARKING LOT TREES REQUIRED UNDER SECTION 125-4.20.2.(b)(4):	
SHADE TREES SHALL BE PLANTED AT A RATIO OF ONE TREE FOR EVERY EIGHT SPACES. 19 PARKING SPACES PROVIDED / 8 = 3 PARKING LOT TREES REQUIRED	
PARKING LOT TREES PROVIDED:	3

NOTES:
A BLANKET INGRESS/EGRESS EASEMENT TO BE RECORDED UNDER SEPARATE DOCUMENT.



FM 518

CITY OF LEAGUE CITY

NO.	DATE	REVISIONS	APP.
1	1/1/2024		

Everest Design Group, llc
Planning, Engineering, Construction Management
TBPE FIRM NO. F-9440
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FRIENDSBURG, TX 77346
PHONE: 281-993-1779 FAX: 281-448-2294

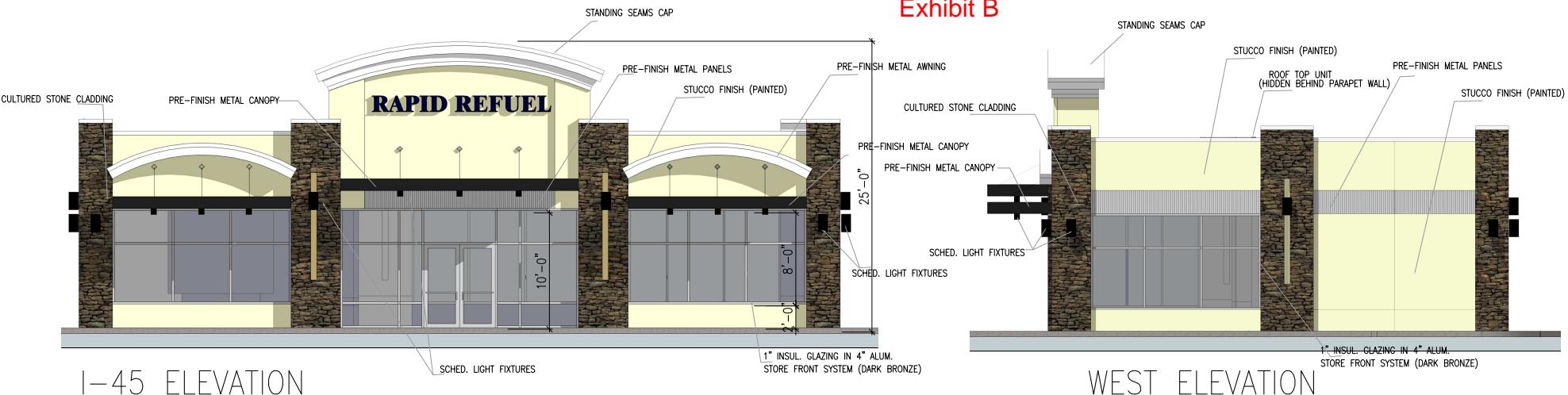
S.R. BUKHARI INC. CONVENIENCE STORE
101 GULF FREEWAY
LEAGUE CITY, TEXAS 77573

LANDSCAPE PLAN

F-9440

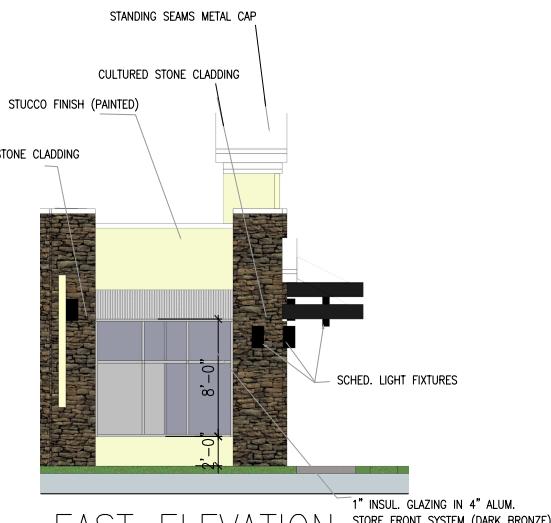
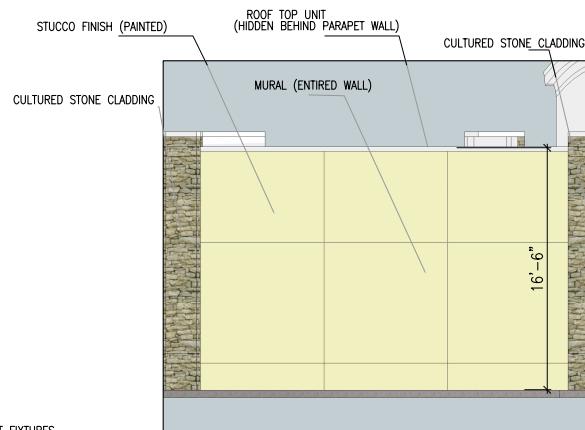
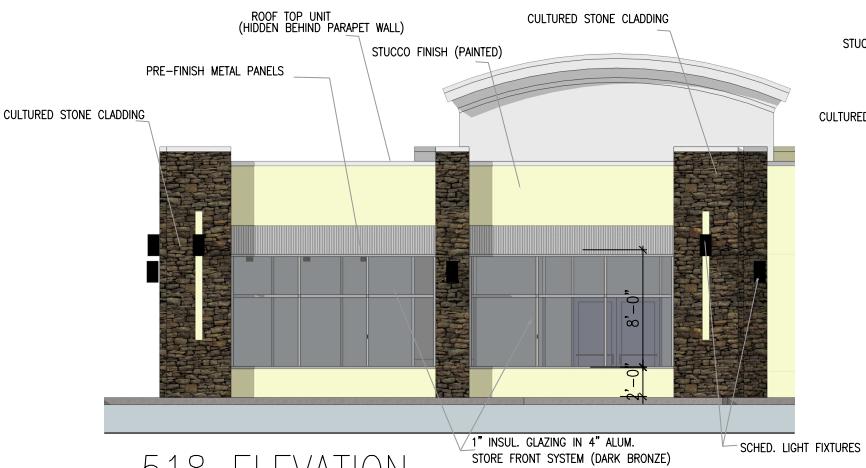
DRAWN BY: SHI PROJECT NO. 202472 SHEET NO.
DESIGNED BY: SHI DATE: AUGUST 27, 2024
APPROVED BY: STI SCALE: AS SHOWN

Exhibit B



I-45 ELEVATION

WEST ELEVATION



RAPID REFUEL
101 Gulf Freeway
League City



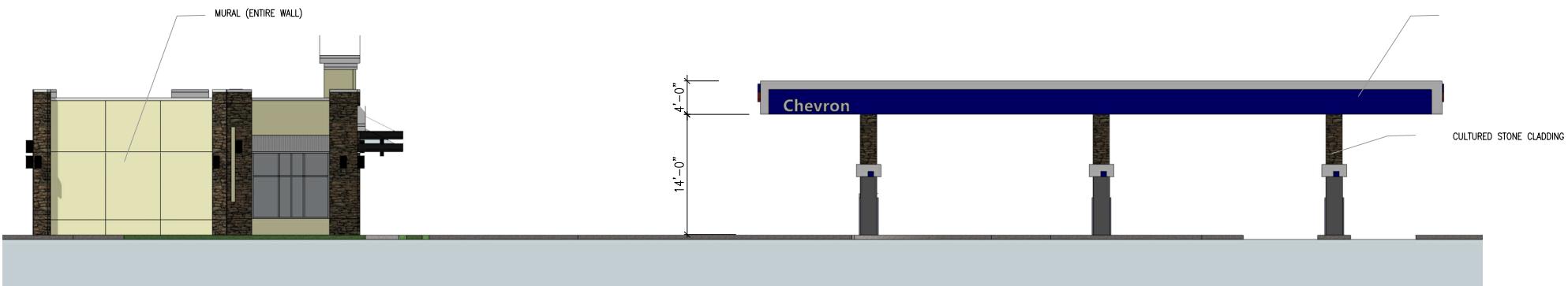
MT Architects
8004 Calvert Bend Dr.
Houston, Texas 77040
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Fx: 1.866.486.1256

8-27-2004

Exhibit B



I-45 ELEVATION



EAST ELEVATION



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8-28-2004

RAPID REFUEL
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League City