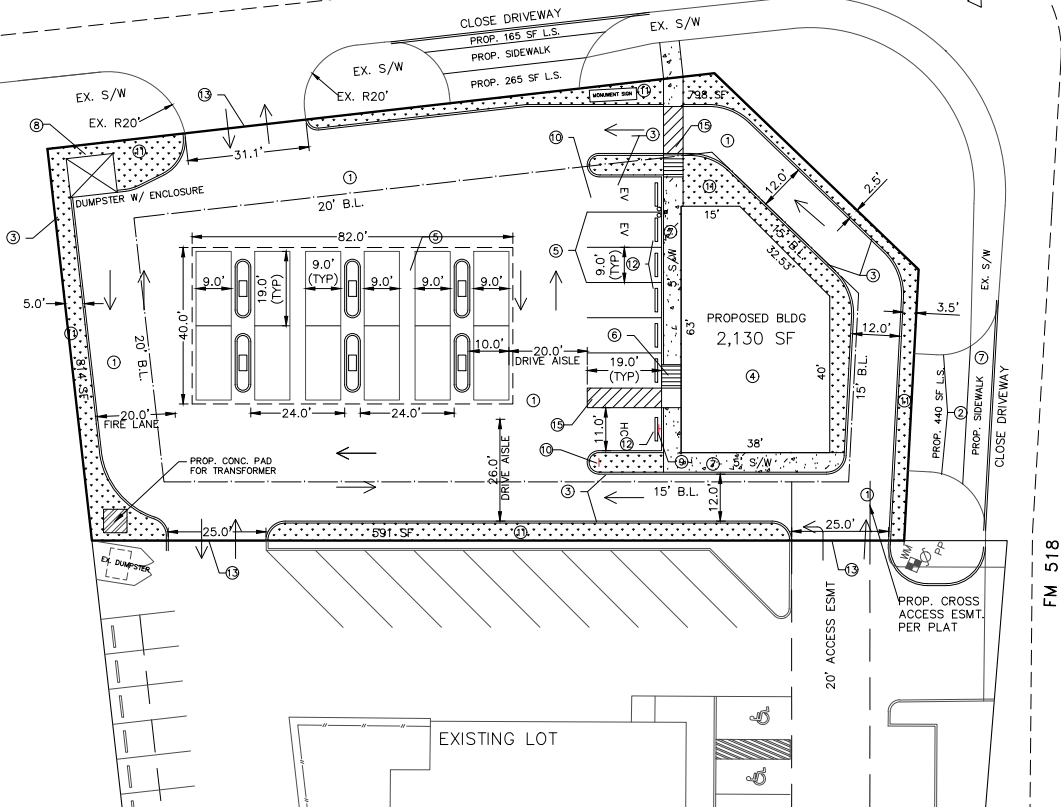


Exhibit B

I-45 FRONTAGE ROAD



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

SITE DATA

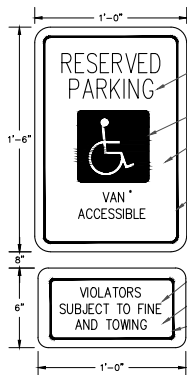
1. SITE AREA = 0.527 AC
2. ZONING: GENERAL COMMERCIAL (CG)

NOTES:

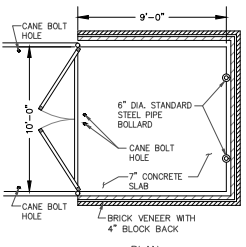
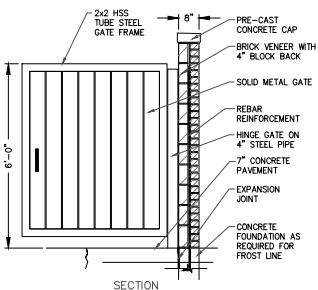
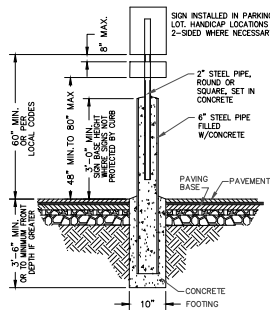
A BLANKET INGRESS/EGRESS EASEMENT TO BE RECORDED UNDER SEPARATE DOCUMENT.

SCHEDULE OF KEY NOTES:

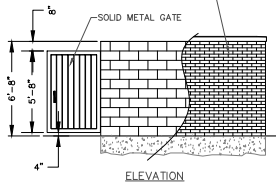
1. 6" CONCRETE PAVEMENT ON 6" LIME STABILIZED SUBGRADE.
2. REMOVE EXISTING CURB, PROVIDE #4 REBAR 9" LONG DOWELED 6" INTO EX. P.W.M.T. AT 16" ON CENTER SET IN EPOXY.
3. PROPOSED 6" CONCRETE CURB.
4. PROPOSED SHELL BUILDING. SEE ARCH. DRAWINGS & STRUCTURAL PLANS FOR DETAILS.
5. 4" WIDE YELLOW TRAFFIC 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.



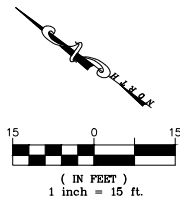
HANDICAP PARKING SIGNAGE DETAIL



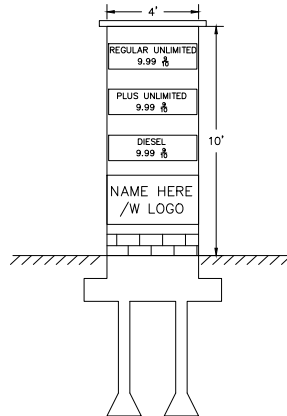
TRASH DUMPSTER ENCLOSURE DETAIL
SCALE: NTS



ELEVATION



(IN FEET)
1 inch = 15 ft.



MONUMENT SIGN DETAIL
ELEVATION VIEW
SCALE: NTS

CITY OF LEAGUE CITY

NO.	DATE	REVISIONS	APP.

Everest Design Group, LLC
Planning, Engineering, Construction Management
907 S. FRIENDSWOOD DRIVE, SUITE 200
FRIENDSWOOD, TX 77546
PHONE: 281-993-3700 FAX: 281-688-2294

GRAND OAK VILLAGE - LOT 1
1120 & 1130 GRAND OAK BLVD
LEAGUE CITY, TEXAS 77573

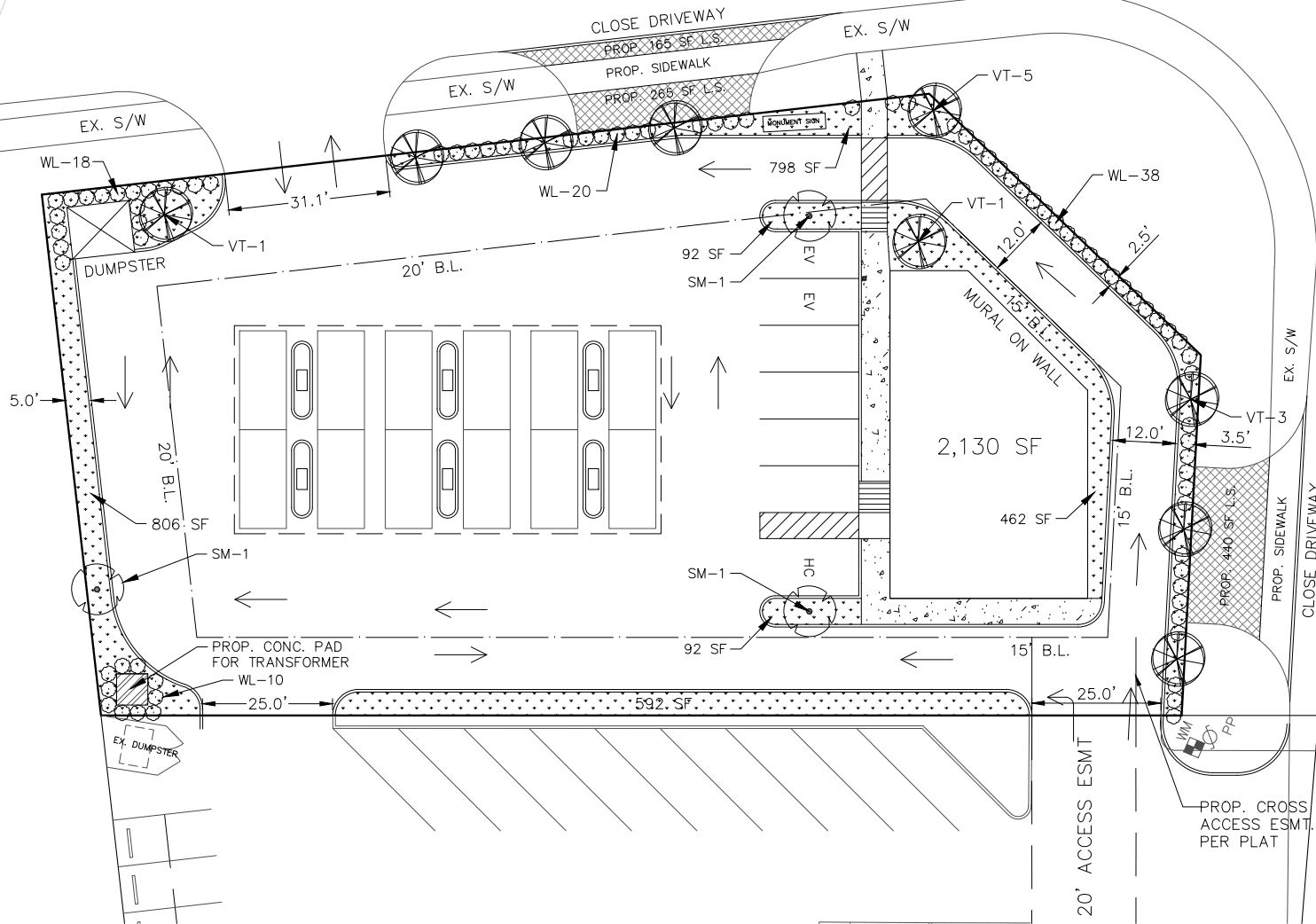
SITE LAYOUT PLAN

F-9440

DRAWN BY: BP	PROJECT NO. 2022-730	HEET NO.
DESIGNED BY: BP	DATE: AUGUST 27, 2024	
APPROVED BY: ST	SCALE: AS SHOWN	

I-45 FRONTAGE ROAD

Exhibit B



LANDSCAPE SUMMARY:

SITE AREA = 0.527 AC (22,960 SQ FT)

PERCENTAGE OF LANDSCAPE REQUIRED UNDER SECTION 125-4.20.2.(a)

MINIMUM LANDSCAPE AREA REQUIRED: 15.0% (3,444 SQ FT)

LANDSCAPE INSIDE PROPERTY PROVIDED: 2,942 SF (12.8%)

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.(d)(1)(b):

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.(d)(1)(b):

A CONTINUOUS HEDGE CONSISTING OF SHRUBS.

STREET FRONTAGE SHRUBS PROVIDED: 76

PARKING LOT TREES REQUIRED UNDER SECTION 125-4.20.2.(d)(4):

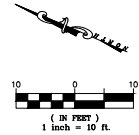
SHADE TREES SHALL BE PLANTED AT A RATIO OF ONE TREE FOR EVERY EIGHT SPACES.

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

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

LEGEND:

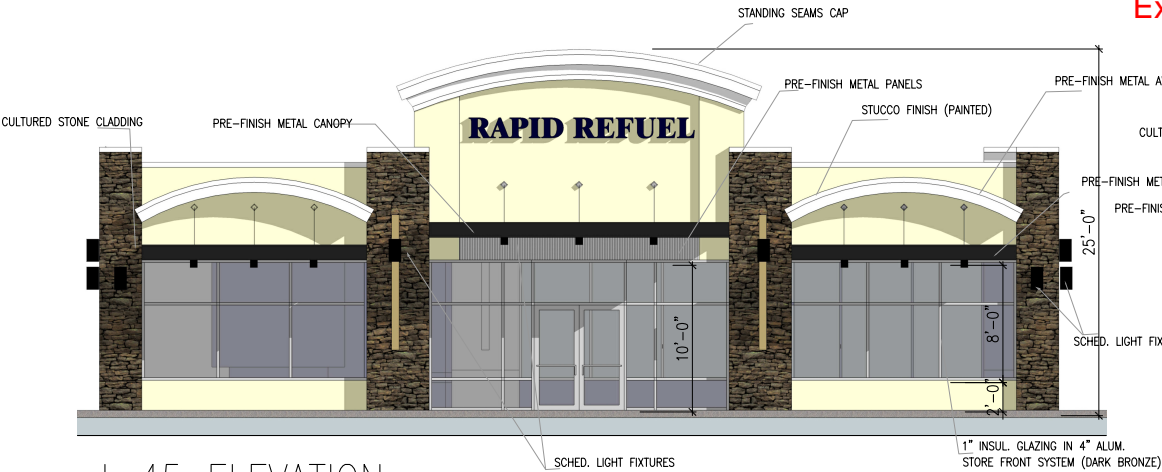
SOD AREA (2,912 SF/0.067 AC)

PROPOSED MURAL

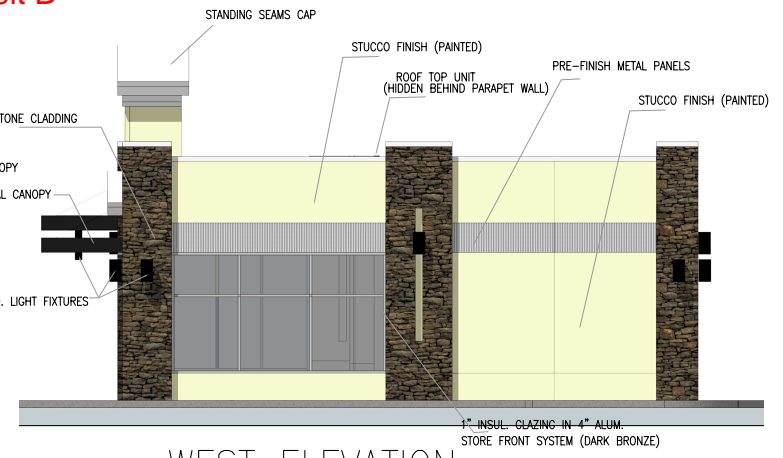


CITY OF LEAGUE CITY			
NO.	DATE	REVISIONS	APP.
Everest Design Group, Inc. Planning, Engineering, Construction Management TYPE FIRM NO. F-9440 907 S. FRIENDSWOOD DRIVE, SUITE 200 FRIENDSWOOD, TX 77546 PHONE: 281.991.5770 FAX: 281.649.2294			
S.R. BUKHARI INC. CONVENIENCE STORE 101 GULF FREEWAY LEAGUE CITY, TEXAS 77573			
LANDSCAPE PLAN			
F-9440			
DRAWN BY: SH	PROJECT NO. 202419	SHEET NO.	
DESIGNED BY: SH	DATE: AUGUST 27, 2024		
APPROVED BY: ST	SCALE: AS SHOWN		

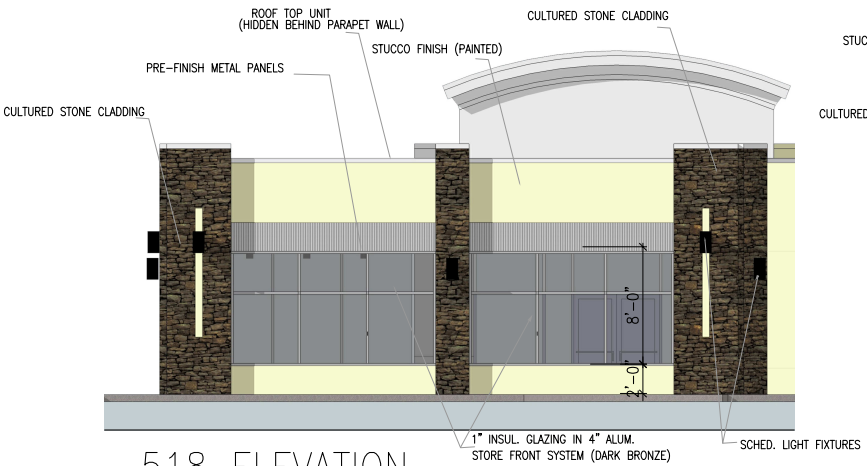
Exhibit B



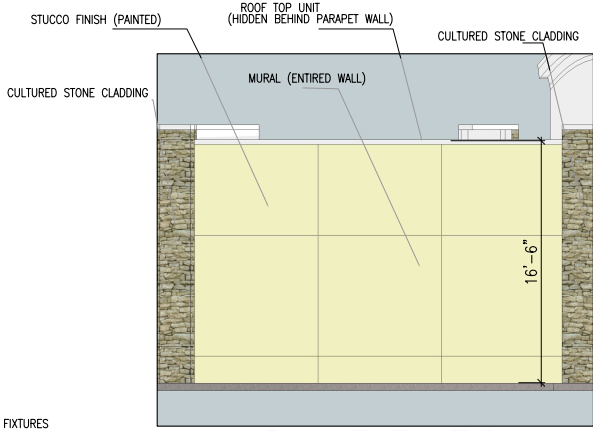
I-45 ELEVATION



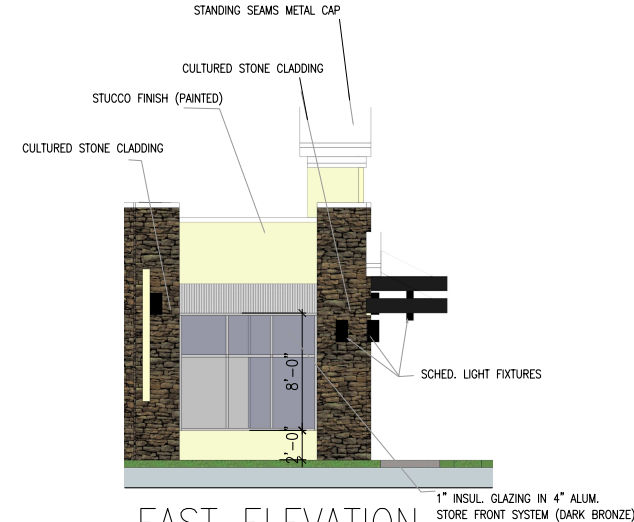
WEST ELEVATION



518 ELEVATION



MURAL ELEVATION



EAST ELEVATION



MT Architects
8004 Oakwood Bend Dr.
Houston, Texas 77040
Ph: 713.320.4522
Fax: 1-866.486.1256

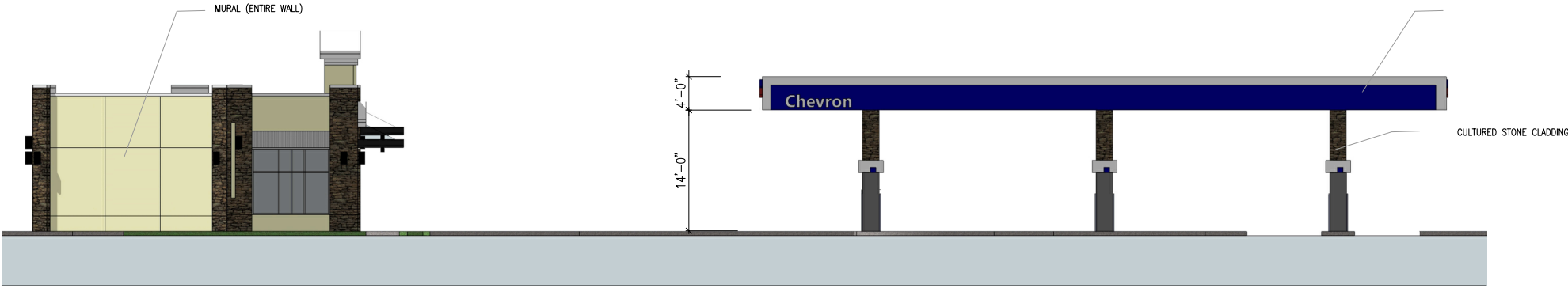
RAPID REFUEL
101 Gulf Freeway
League City

8-27-2004

Exhibit B



I-45 ELEVATION



EAST ELEVATION



MIT Architects
8004 Oakwood Bend Dr.
Houston, Texas 77040
Ph: 713.320.4522
Fax: 1-866.486.1256

RAPID REFUEL
101 Gulf Freeway
League City

8-28-2004