

# Exhibit B

## LANDSCAPE CONSTRUCTION SPECIFICATIONS :

- General Contractor to bring all areas to final grade with a boulder using a good quality, gradable topsoil.
- Prepare all new planting beds by removing all rocks, concrete and construction debris and till in 5" to 4" of new Soil Mix and pre-emergent herbicide (such as Pemat or Eptam) at the recommended rates, then rake all bed areas smooth prior to planting.
- Grade all planting beds to edges of beds and away from buildings prior to planting for positive drainage away from Foundation(s). Install any optional green Emerson Steel landscape edging (1/2" thick x 4" tall) between turf and planting beds. Cut exposed corners at 45 degrees when steel butts up against curbs or walkways for pedestrian safety.
- Fertilize all new trees and shrubs with Osmocote (or equal) time-release fertilizer.
- Mulch all new planting beds and trees with a 2" (avg.) layer of shredded hardwood topdress mulch as from Letco or CJM Soil Supermarket.
- Double-Stake all specified trees (see plant list) with 2 x 7" tall painted metal T-Posts, multi-strand coated steel wire and clear vinyl tubing.
- Root-Stimulate all new trees with Superthrive brand root-stimulator (or equal) as per manufacturers recommendations.
- Plant sizes shown are the minimum acceptable. Plants will be inspected and measured for conformance. Plants specified with container size only shall be of or better than locally accepted nursery standards. Obviously undersized, misshapen, weak or inadequately rooted plants will be rejected. The Owner's decision will be final in matters concerning plant size, condition and health. Plants larger in size than specified may be used if approved by the Landscape Architect or the Owner, but the use of larger plants will not automatically increase the contract amount.
- Thoroughly hand water all new plantings immediately after planting.
- Final grade all new turf areas (by hand if necessary) prior to installation of grass. This is for a nice smooth turf-bed as well as for normal drainage purposes.
- Hydromulch to be Common Bermudagrass hydromulch at a rate of 2 lbs. hull seed per 1000 sq. ft. and includes green cellulose fiber and fertilizer. Solid sod to be 99 percent pure Common Bermudagrass. (Sod to be rolled immediately after wetting and installation.)
- Landscape contractor is responsible for keeping jobsite neat, clean and safe at all times in reference to their landscape work. Excess excavated soil, accumulations of landscape related trash, plant containers etc. to be removed from jobsite by Landscape Contractor daily and at the end of the project.
- The Owner, Landscape Architect and general Contractor reserve the right to inspect the progress of the project and any or all of the materials and procedures used at any time. Such materials and procedures will be subject to approval or rejection at that time and promptly followed up in writing to all concerned parties.

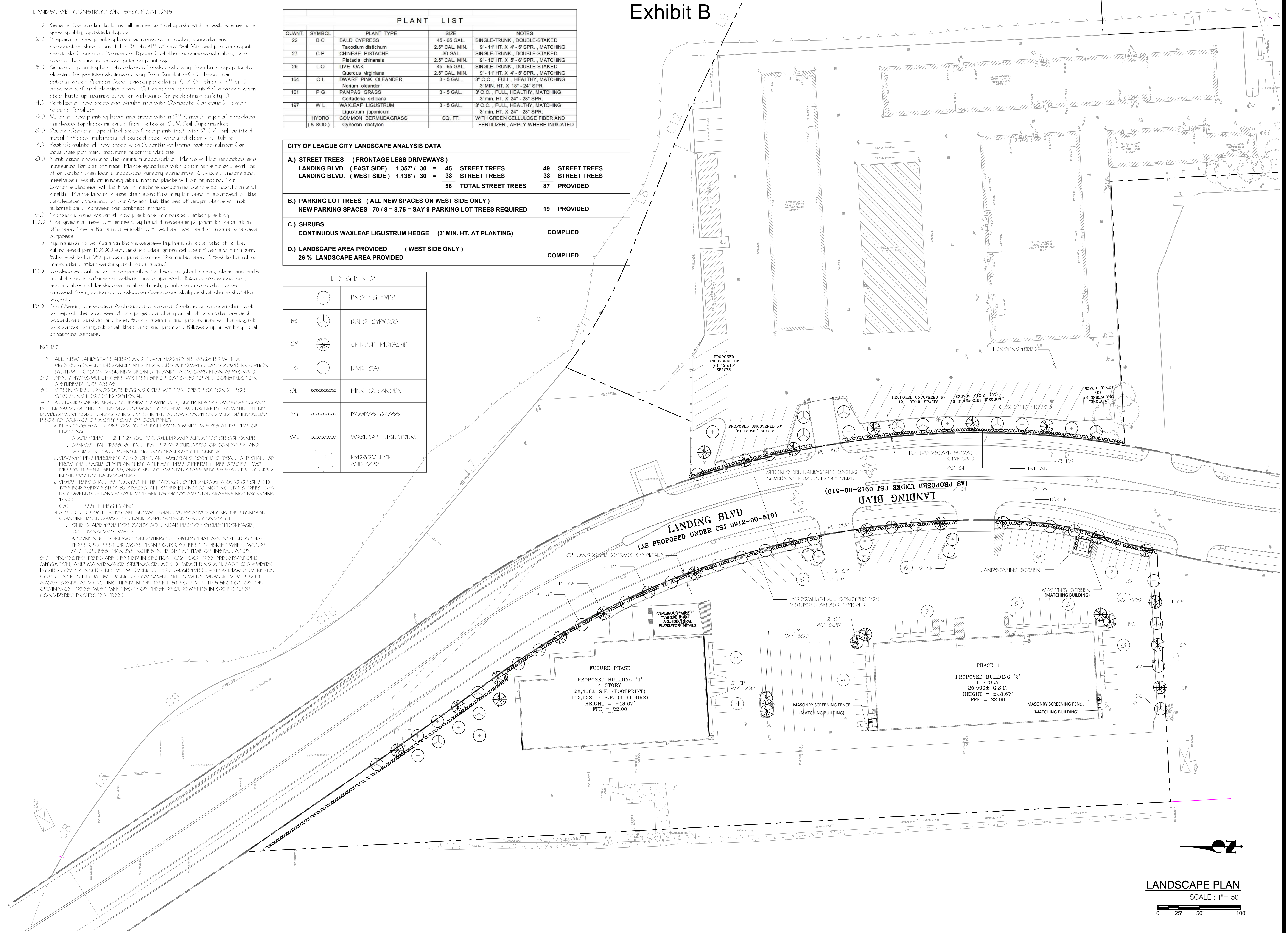
### NOTES :

- ALL NEW LANDSCAPE AREAS AND PLANTINGS TO BE IRRIGATED WITH A PROFESSIONALLY DESIGNED AND INSTALLED AUTOMATIC LANDSCAPE IRRIGATION SYSTEM. (TO BE DESIGNED UPON SITE AND LANDSCAPE PLAN APPROVAL.)
- APPLY HYDROMULCH (SEE WRITTEN SPECIFICATIONS) TO ALL CONSTRUCTION DISTURBED TURF AREAS.
- GREEN STEEL LANDSCAPE EDGING (SEE WRITTEN SPECIFICATIONS) FOR SCREENING HEDGES IS OPTIONAL.
- ALL LANDSCAPING SHALL CONFORM TO ARTICLE 4, SECTION 4.20 LANDSCAPING AND BUFFER YARDS OF THE UNIFIED DEVELOPMENT CODE. THERE ARE EXCEPTS FROM THE UNIFIED DEVELOPMENT CODE LANDSCAPING LISTED IN THE BELOW CONDITIONS MUST BE INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
  - PLANTINGS SHALL CONFORM TO THE FOLLOWING MINIMUM SIZES AT THE TIME OF PLANTING:
    - SHADE TREES: 2-1/2" CALIBER, BALLED AND BURLAPPED OR CONTAINER.
    - ORNAMENTAL TREES: 6" TALL, BALLED AND BURLAPPED OR CONTAINER, AND
    - SHRUBS: 3" TALL, PLANTED NO LESS THAN 36" OFF CENTER.
  - SEVENTY-FIVE PERCENT (75%) OF PLANT MATERIALS FOR THE OVERALL SITE SHALL BE FROM THE LEAGUE CITY PLANT LIST. AT LEAST THREE DIFFERENT TREE SPECIES, TWO DIFFERENT SHRUB SPECIES, AND ONE ORNAMENTAL GRASS SPECIES SHALL BE INCLUDED IN THE PROJECT LANDSCAPING.
  - SHADE TREES SHALL BE PLANTED IN THE PARKING LOT ISLANDS AT A RATIO OF ONE (1) TREE FOR EVERY EIGHT (8) SPACES. ALL OTHER ISLANDS NOT INCLUDING TREES, SHALL BE COMPLETELY LANDSCAPED WITH SHRUBS OR ORNAMENTAL GRASSES NOT EXCEEDING THREE (3) FEET IN HEIGHT, AND
    - A TEN (10) FOOT LANDSCAPE SETBACK SHALL BE PROVIDED ALONG THE FRONTAGE (LANDING BOULEVARD). THE LANDSCAPE SETBACK SHALL CONSIST OF:
      - ONE SHADE TREE FOR EVERY 30 LINEAR FEET OF STREET FRONTAGE, EXCLUDING DRIVEWAYS.
      - A CONTINUOUS HEDGE CONSISTING OF SHRUBS THAT ARE NOT LESS THAN THREE (3) FEET OR MORE THAN FOUR (4) FEET IN HEIGHT WHEN MATURE AND NO LESS THAN 36 INCHES IN HEIGHT AT TIME OF INSTALLATION.
  - PROTECTED TREES ARE DEFINED IN SECTION 102-100, TREE PRESERVATIONS, MITIGATION, AND MAINTENANCE ORDINANCE. AS (1) MEASURING AT LEAST 12 DIAMETER INCHES (OR 37 INCHES IN CIRCUMFERENCE) FOR LARGE TREES AND 6 DIAMETER INCHES (OR 18 INCHES IN CIRCUMFERENCE) FOR SMALL TREES WHEN MEASURED AT 4.5 FT ABOVE GRADE AND (2) INCLUDED IN THE TREE LIST FOUND IN THIS SECTION OF THE ORDINANCE. TREES MUST MEET BOTH OF THESE REQUIREMENTS IN ORDER TO BE CONSIDERED PROTECTED TREES.

PLANT LIST				
QUANT.	SYMBOL	PLANT TYPE	SIZE	NOTES
22	B C	BALD CYPRESS Taxodium distichum	45 - 65 GAL 2.5" CAL. MIN.	SINGLE-TRUNK, DOUBLE-STAKED 9' - 11' HT. X 4' - 5' SPR., MATCHING
27	CP	CHINESE PISTACHE Pistacia chinensis	30 GAL 2.5" CAL. MIN.	SINGLE-TRUNK, DOUBLE-STAKED 9' - 10' HT. X 5' - 6' SPR., MATCHING
29	LO	LIVE OAK Quercus virginiana	45 - 65 GAL 2.5" CAL. MIN.	SINGLE-TRUNK, DOUBLE-STAKED 9' - 11' HT. X 4' - 5' SPR., MATCHING
164	OL	DWARF PINK OLEANDER Nerium oleander	3 - 5 GAL 3" O.C., FULL, HEALTHY, MATCHING	3" MIN. HT. X 18" - 24" SPR.
161	PG	PAMPAS GRASS Cortaderia selloana	3 - 5 GAL 3" O.C., FULL, HEALTHY, MATCHING	3" MIN. HT. X 24" - 28" SPR.
197	WL	WAXLEAF LIGUSTRUM Ligustrum japonicum	3 - 5 GAL 3" O.C., FULL, HEALTHY, MATCHING	3" MIN. HT. X 24" - 28" SPR.
	HYDRO (& SOD)	COMMON BERMUDAGRASS Cynodon dactylon	SQ. FT.	WITH GREEN CELLULOSE FIBER AND FERTILIZER, APPLY WHERE INDICATED

CITY OF LEAGUE CITY LANDSCAPE ANALYSIS DATA			
<b>A.) STREET TREES (FRONTAGE LESS DRIVEWAYS)</b>			
LANDING BLVD. (EAST SIDE)	1,357 / 30 = 45	STREET TREES	49
LANDING BLVD. (WEST SIDE)	1,138 / 30 = 38	STREET TREES	38
		<b>TOTAL STREET TREES</b>	<b>87</b>
			<b>PROVIDED</b>
<b>B.) PARKING LOT TREES (ALL NEW SPACES ON WEST SIDE ONLY)</b>			
NEW PARKING SPACES	70 / 8 = 8.75 = SAY 9	PARKING LOT TREES REQUIRED	19
			<b>PROVIDED</b>
<b>C.) SHRUBS</b>			
CONTINUOUS WAXLEAF LIGUSTRUM HEDGE	(3' MIN. HT. AT PLANTING)		<b>COMPLIED</b>
<b>D.) LANDSCAPE AREA PROVIDED (WEST SIDE ONLY)</b>			
		<b>26 % LANDSCAPE AREA PROVIDED</b>	<b>COMPLIED</b>

LEGEND	
	EXISTING TREE
	BALD CYPRESS
	CHINESE PISTACHE
	LIVE OAK
	PINK OLEANDER
	PAMPAS GRASS
	WAXLEAF LIGUSTRUM
	HYDROMULCH AND SOD

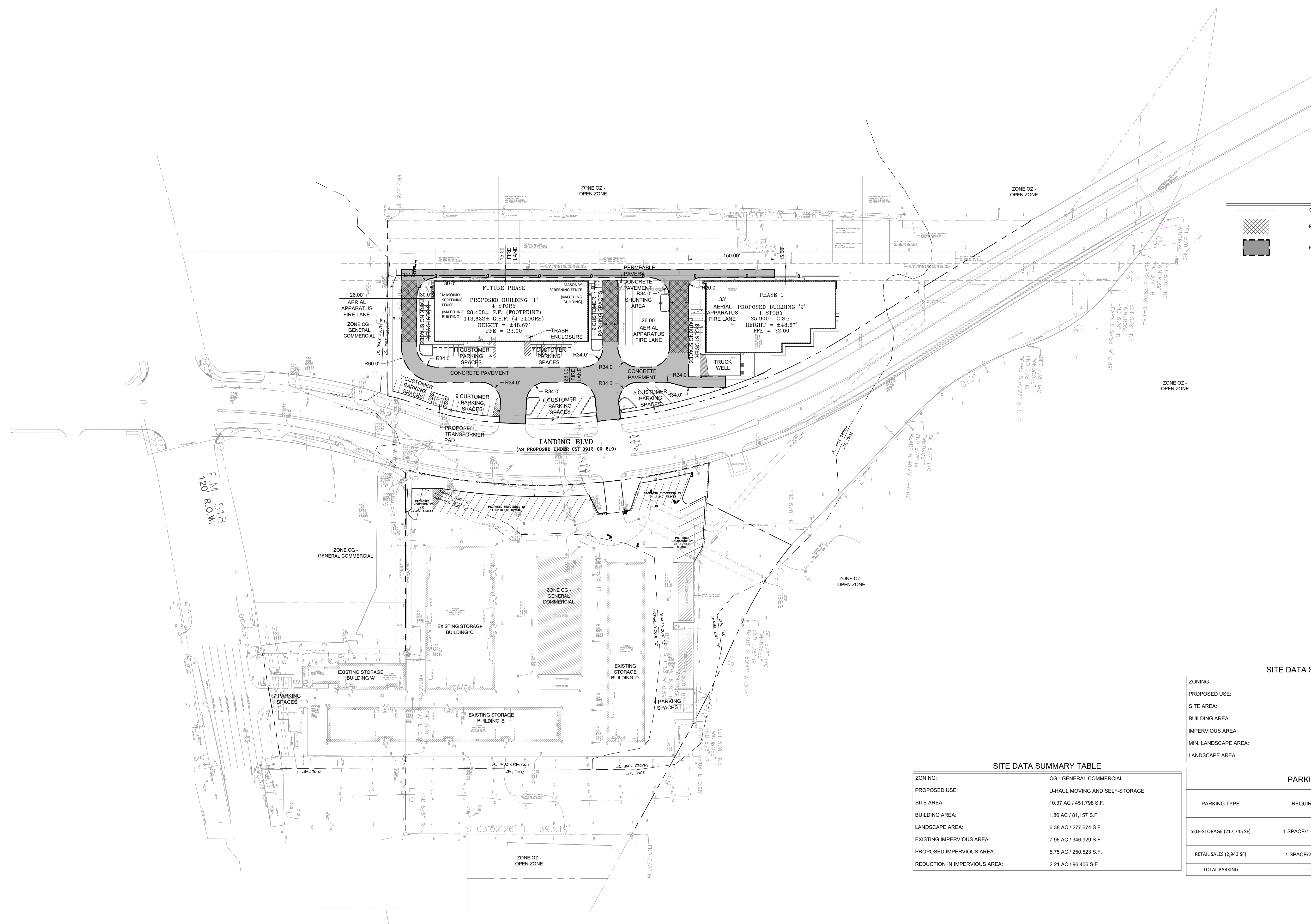
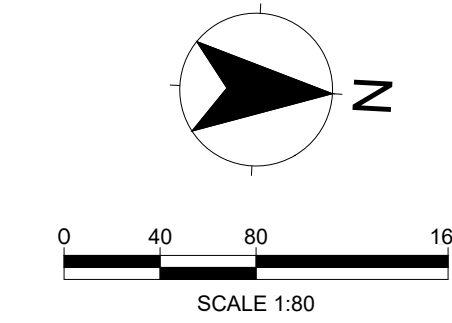


SHEET NOTES:			
REVISIONS:			
NO.	DATE	MINUS	ISSUE FOR PERMIT CITY COMMENTS
1	8/05/21		
2	3/04/22		
3			
4			
5			
6			
7			
8			
PROFESSIONAL SEAL:			
ARCHITECT LOGO:			
<b>AMERCO REAL ESTATE COMPANY</b> CONSTRUCTION DEPARTMENT 2727 NORTH CENTRAL AVENUE PHOENIX, ARIZONA 85004 P: (602) 263-6502			
SITE ADDRESS: U-Haul of League City 2500 W Main Street League City, TX 77573			
SHEET CONTENTS: Proposed Landscape Plan (post condemnation)			
745053			
DRAWN:	DFB	L1	
CHECKED:	NH		
DATE:	03/04/22		
745053A1E			

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# Exhibit B



**LEGEND**

	SAWCUT LIMITS
	PROPOSED AERIAL APPARATUS LANE
	PROPOSED FIRE LANE

**SITE DATA SUMMARY TABLE**

ZONING:	CG - GENERAL COMMERCIAL
PROPOSED USE:	U-HAUL MOVING AND SELF-STORAGE
SITE AREA:	1.43 AC / 62,424 S.F.
BUILDING AREA:	0.65 AC / 28,371 S.F.
IMPERVIOUS AREA:	0.78 AC / 34,053 S.F.
MIN. LANDSCAPE AREA:	
LANDSCAPE AREA:	

**SITE DATA SUMMARY TABLE**

ZONING:	CG - GENERAL COMMERCIAL
PROPOSED USE:	U-HAUL MOVING AND SELF-STORAGE
SITE AREA:	10.37 AC / 451,798 S.F.
BUILDING AREA:	1.86 AC / 81,157 S.F.
LANDSCAPE AREA:	6.38 AC / 277,674 S.F.
EXISTING IMPERVIOUS AREA:	7.96 AC / 346,929 S.F.
PROPOSED IMPERVIOUS AREA:	5.75 AC / 250,523 S.F.
REDUCTION IN IMPERVIOUS AREA:	2.21 AC / 96,406 S.F.

**PARKING TABLE**

PARKING TYPE	REQUIREMENT	REQUIRED NUMBER OF SPACES	PROVIDED PARKING
SELF-STORAGE (217,745 SF)	1 SPACE/1,000 SQ. FT.	217	67
RETAIL SALES (2,943 SF)	1 SPACE/250 SQ. FT.	12	12
<b>TOTAL PARKING</b>		<b>229</b>	<b>79</b>

SHEET NOTES:

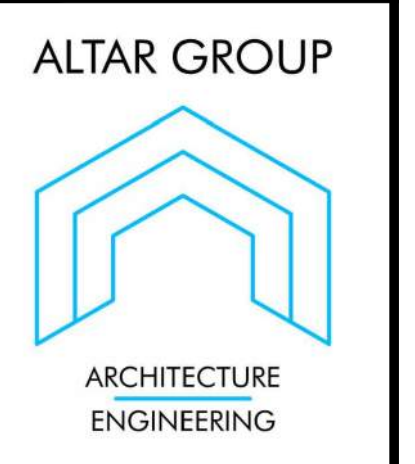
**SUP SUBMITTAL**  
**U-HAUL OF LEAGUE CITY**  
 16.89 ACRES  
 LEGAL DESCRIPTION:  
 BEING ALL OF  
 UNRESTRICTED RESERVE  
 "C-1" AND "C-3", AND A  
 PORTION OF  
 UNRESTRICTED RESERVE  
 "B", OF LANDING POINT  
 (VOL. 18, PG. 2, G.C.M.R.)  
 SITUATED IN THE JOHN  
 DICKINSON LEAGUE  
 ABSTRACT NO. 9  
 GALVESTON COUNTY,  
 TEXAS

**CITY OF LEAGUE CITY**

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	03/04/22	AH	SUP ISSUE
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:



**AMERCO**  
**REAL ESTATE COMPANY**

CONSTRUCTION DEPARTMENT  
 2727 NORTH CENTRAL AVENUE  
 PHOENIX, ARIZONA 85004  
 PH: (602) 263-6502

SITE ADDRESS:  
 U-Haul of League City  
 2500 W Main Street  
 League City, TX 77573

SHEET CONTENTS:  
**SUP OVERALL SITE PLAN**

**745053**

DRAWN:	BT	C-020
CHECKED:	AH	
DATE:	08/22/2024	

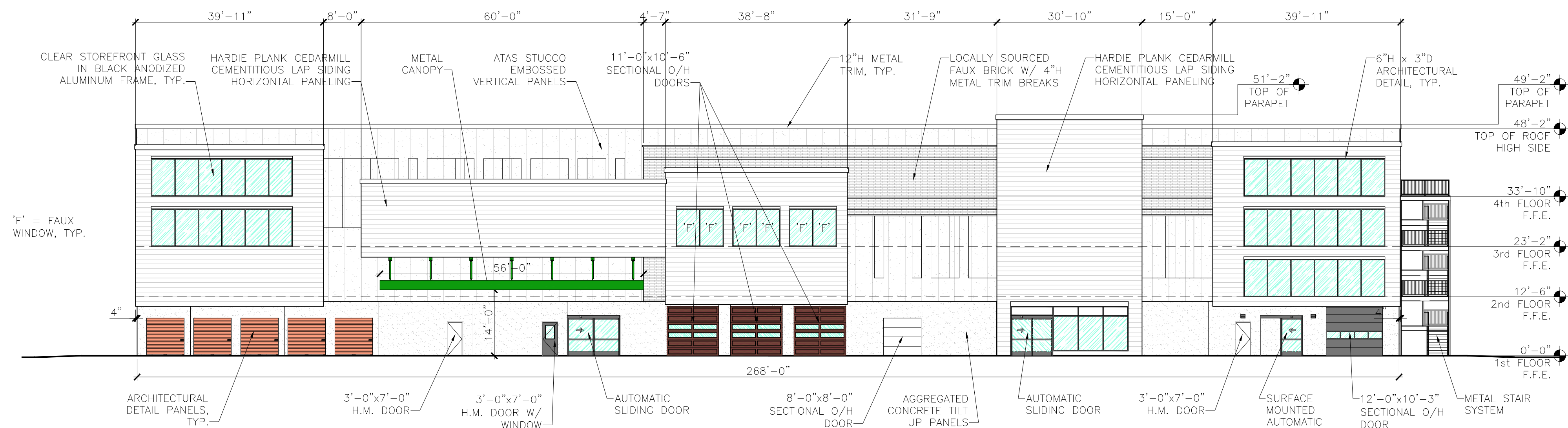
C-020 OVERALL SITE PLAN

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TOTAL FACADE AREA = ±13,190 SF

MATERIAL	AMOUNT USED
STUCCO EMBOSSED PANELS	2,893 SF = 22%
CONCRETE/BRICK	2,837 SF = 22%
HARDIE PLANK	4,607 SF = 35%
GLASS	1,825 SF = 14%
DOORS & TRIM	1,028 SF = 7%



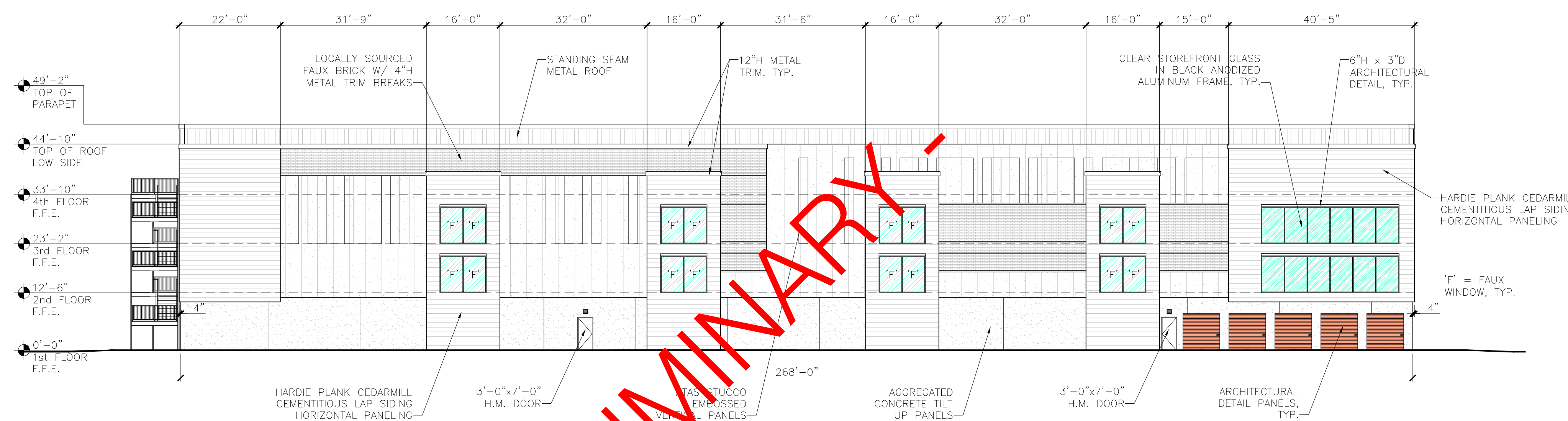
'F' = FAUX WINDOW, TYP.

1 EAST BUILDING ELEVATION

SCALE: 1/16" = 1'-0"

TOTAL FACADE AREA = ±12,034 SF

MATERIAL	AMOUNT USED
STUCCO EMBOSSED PANELS	3,504 SF = 29%
CONCRETE/BRICK	4,345 SF = 36%
HARDIE PLANK	2,718 SF = 23%
GLASS	1,128 SF = 9%
DOORS & TRIM	339 SF = 3%

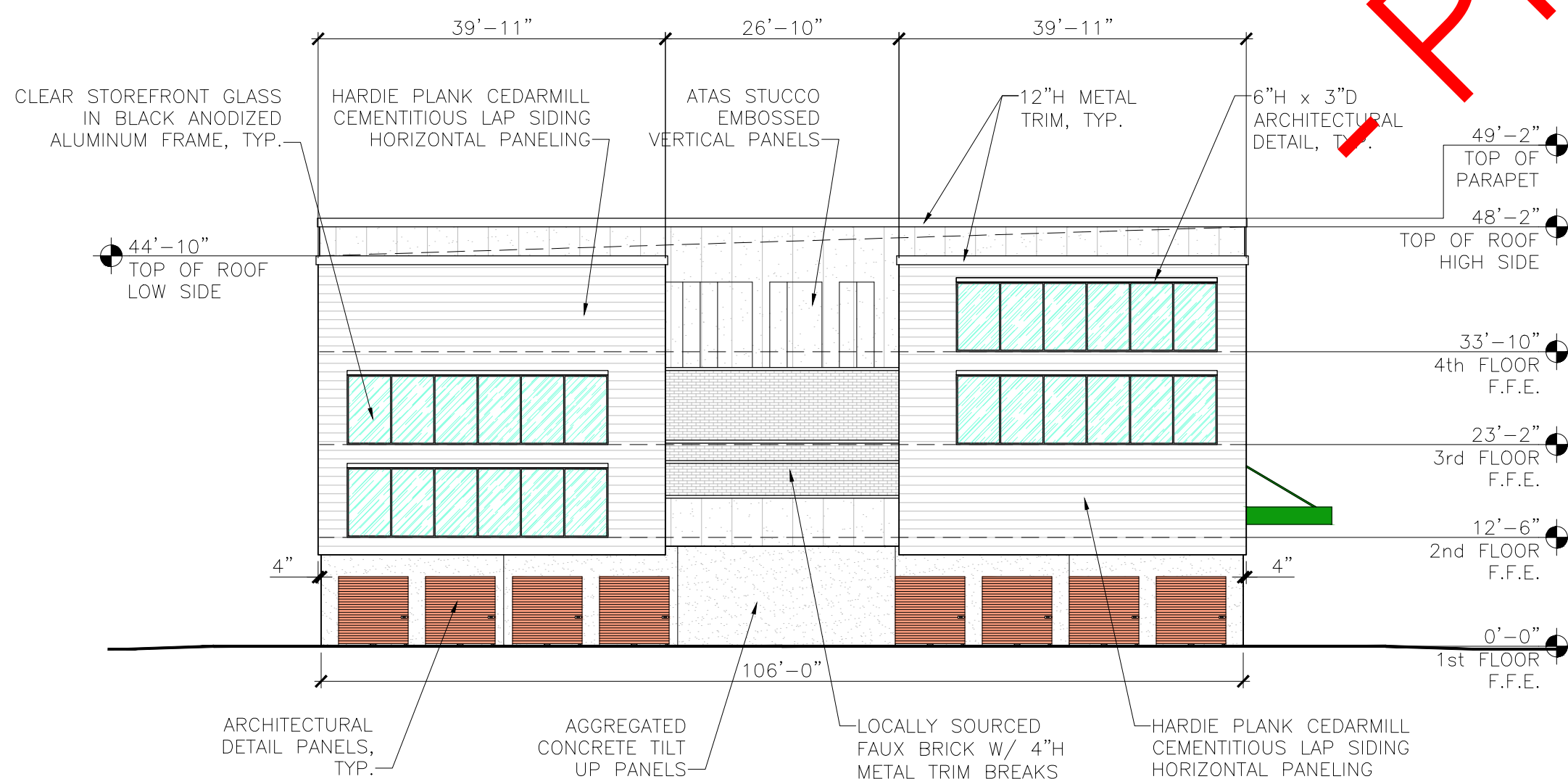


2 WEST BUILDING ELEVATION

SCALE: 1/16" = 1'-0"

TOTAL FACADE AREA = ±5,227 SF

MATERIAL	AMOUNT USED
STUCCO EMBOSSED PANELS	846 SF = 16%
CONCRETE/BRICK	1,525 SF = 29%
HARDIE PLANK	1,702 SF = 33%
GLASS	960 SF = 18%
TRIM	194 SF = 4%

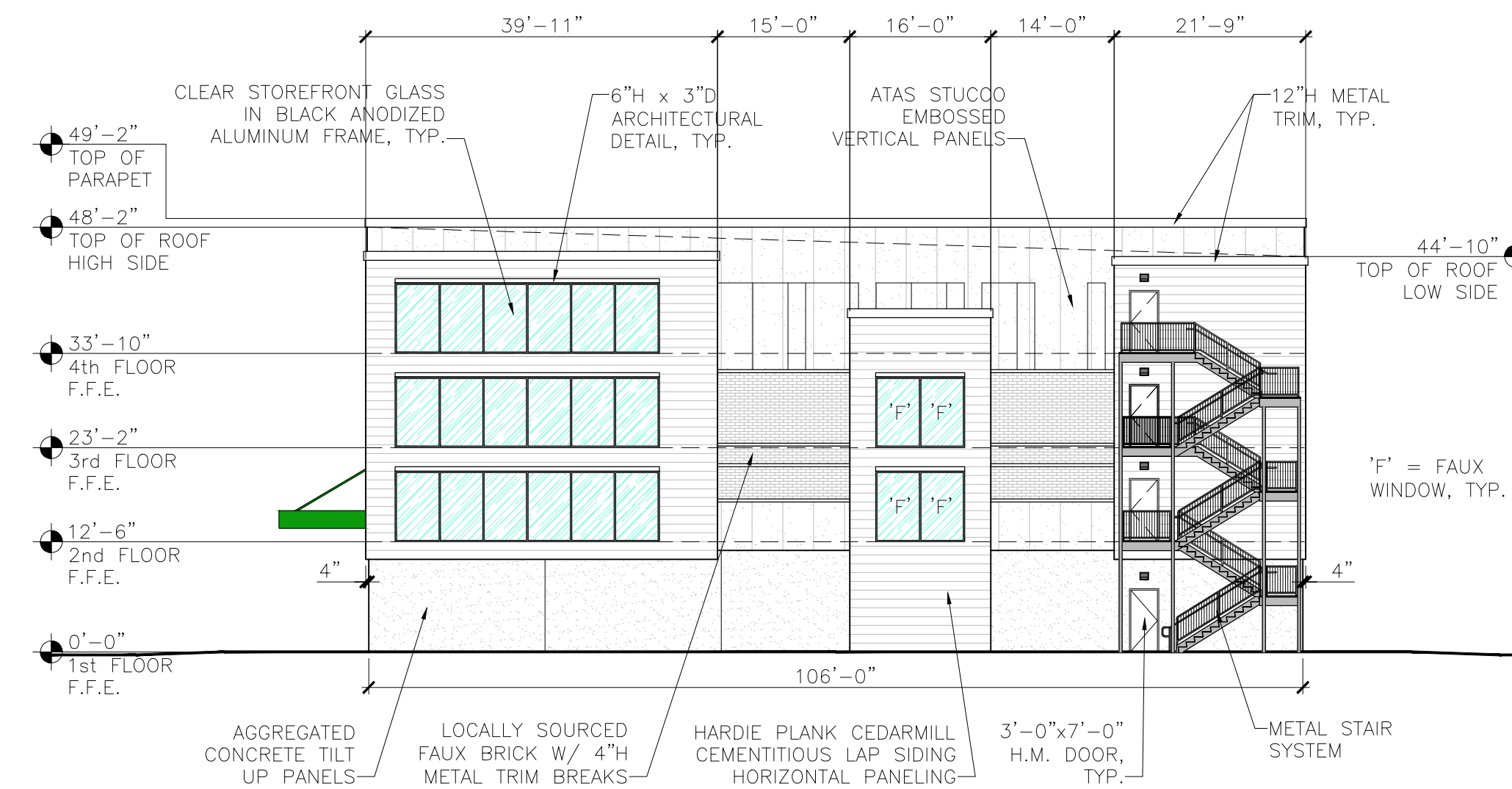


3 SOUTH BUILDING ELEVATION

SCALE: 1/16" = 1'-0"

TOTAL FACADE AREA = ±5,227 SF

MATERIAL	AMOUNT USED
STUCCO EMBOSSED PANELS	974 SF = 19%
CONCRETE/BRICK	1,366 SF = 26%
HARDIE PLANK	1,731 SF = 33%
GLASS	882 SF = 17%
DOORS & TRIM	274 SF = 5%



4 NORTH BUILDING ELEVATION

SCALE: 1/16" = 1'-0"

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	01/13/22	BLC	12'-6" FIRST FLOOR HEIGHT
2	02/11/22	BLC	REVISE TO MATCH ART IMAGING, MATERIAL CALCS
3	03/16/22	BLC	ADD DIMENSIONS PER DRC COMMENTS
4	04/18/22	BLC	REVISE TO MATCH ART IMAGING, CITY COMMENTS
5	04/22/22	BLC	REVISE MATERIAL PERCENTAGES
6	05/10/22	BLC	UPDATE MATERIALS
7			
8			

PROFESSIONAL SEAL:  
 PRELIMINARY DOCUMENTS,  
 NOT FOR CONSTRUCTION,  
 FOR INFORMATION ONLY

ARCHITECT LOGO:

**AMERCO**  
 REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT  
 2727 NORTH CENTRAL AVENUE  
 PHOENIX, ARIZONA 85004  
 P: (602) 263-6502

SITE ADDRESS:  
 U-Haul of League City  
 2500 W Main Street  
 League City, TX 77573

SHEET CONTENTS:

Proposed Elevations Building '1'

745053

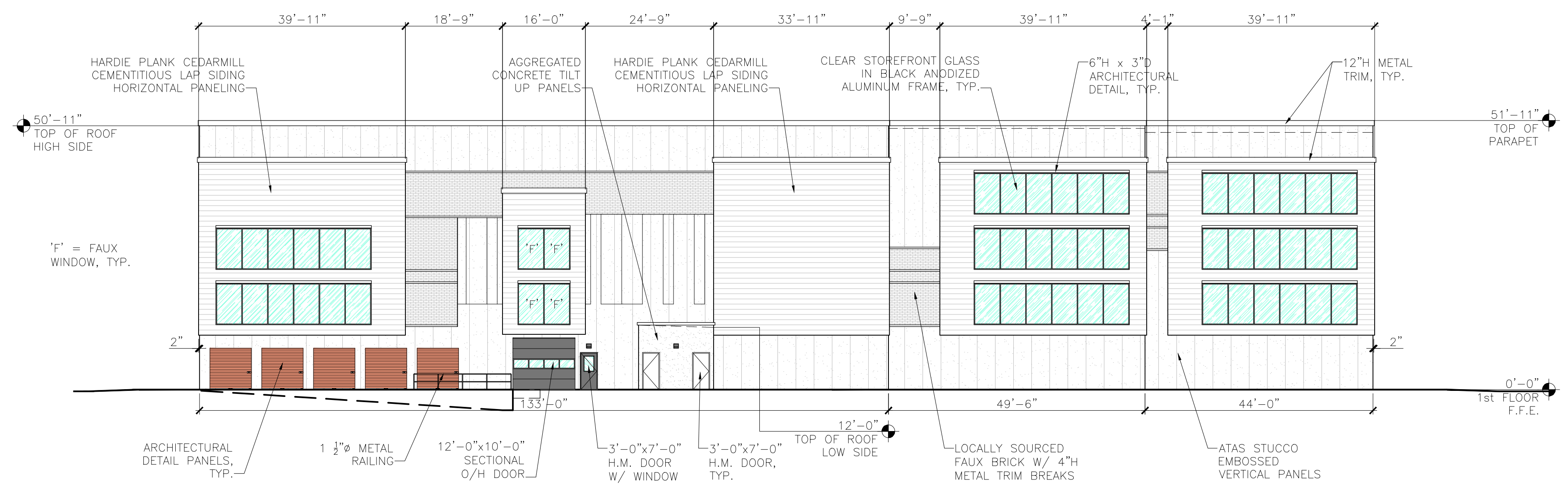
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 CHECKED: NH  
 DATE: 11/04/21  
 A3  
 745053A1P

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TOTAL FACADE AREA = ±11,760 SF

MATERIAL	AMOUNT USED
STUCCO EMBOSSED PANELS	4,660 SF = 40%
CONCRETE/BRICK	946 SF = 8%
HARDIE PLANK	3,478 SF = 30%
GLASS	2,082 SF = 18%
DOORS & TRIM	594 SF = 4%

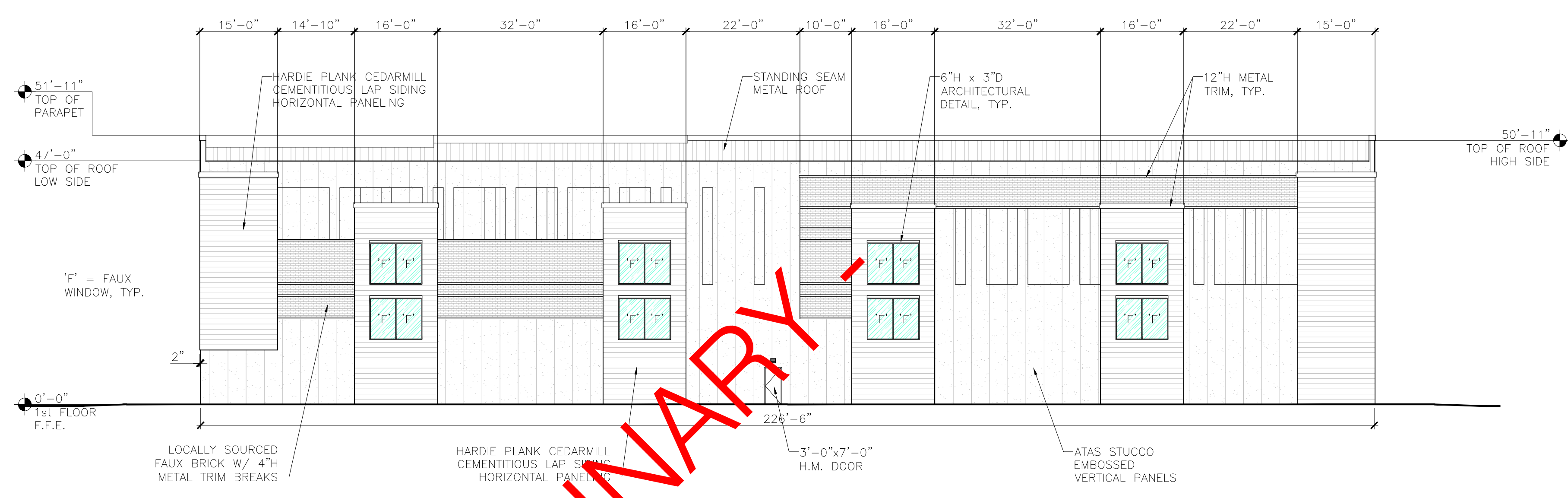


1 EAST BUILDING ELEVATION

SCALE: 1/16" = 1'-0"

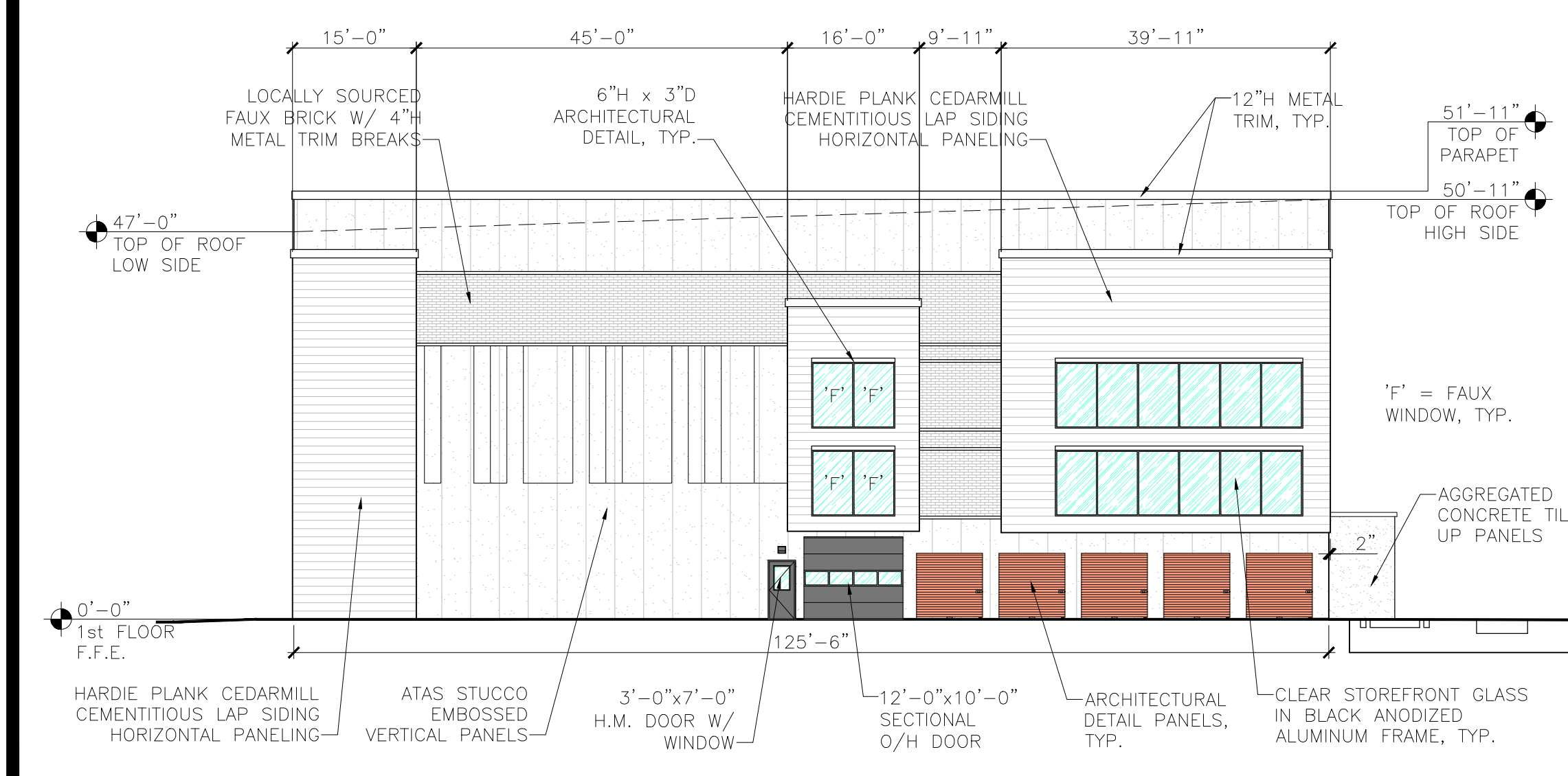
TOTAL FACADE AREA = ±10,645 SF

MATERIAL	AMOUNT USED
STUCCO EMBOSSED PANELS	5,419 SF = 51%
CONCRETE/BRICK	1,421 SF = 13%
HARDIE PLANK	2,935 SF = 28%
GLASS	648 SF = 6%
DOORS & TRIM	222 SF = 2%



2 WEST BUILDING ELEVATION

SCALE: 1/16" = 1'-0"

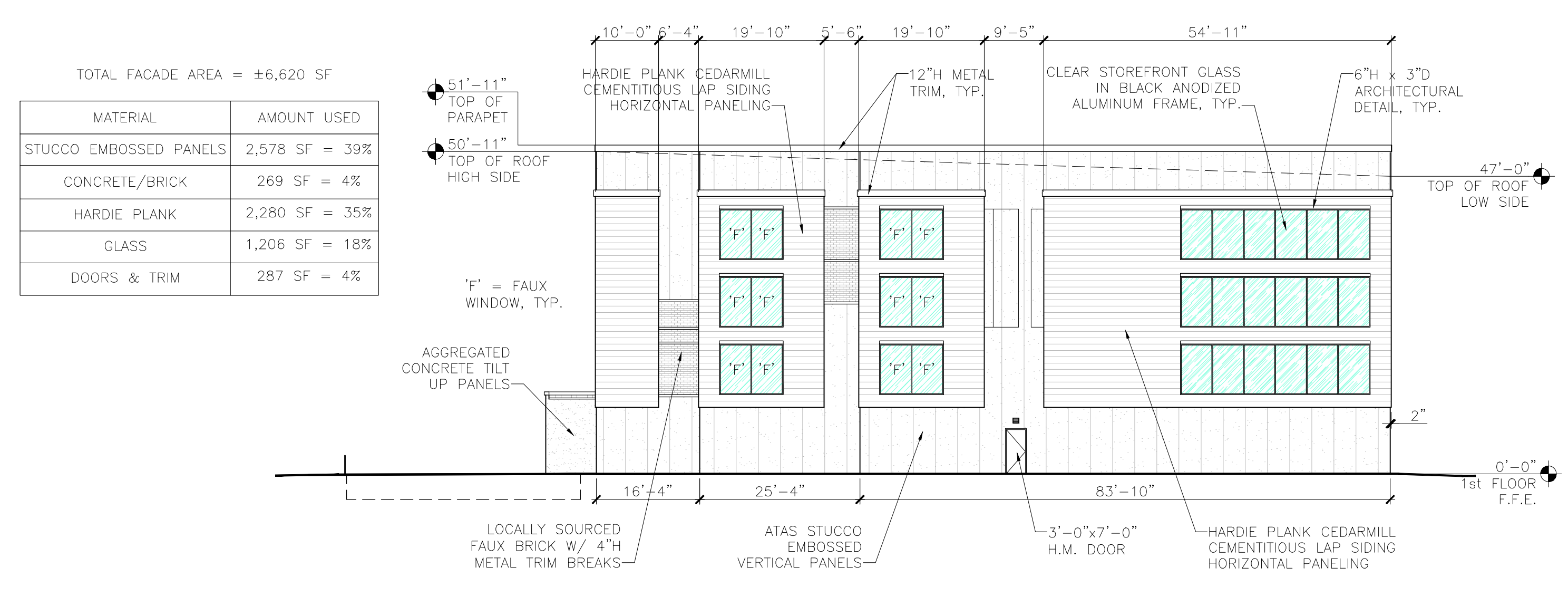


TOTAL FACADE AREA = ±6,620 SF

MATERIAL	AMOUNT USED
STUCCO EMBOSSED PANELS	3,010 SF = 45%
CONCRETE/BRICK	810 SF = 12%
HARDIE PLANK	1,783 SF = 27%
GLASS	642 SF = 10%
DOORS & TRIM	375 SF = 6%

3 SOUTH BUILDING ELEVATION

SCALE: 1/16" = 1'-0"



TOTAL FACADE AREA = ±6,620 SF

MATERIAL	AMOUNT USED
STUCCO EMBOSSED PANELS	2,578 SF = 39%
CONCRETE/BRICK	269 SF = 4%
HARDIE PLANK	2,280 SF = 35%
GLASS	1,206 SF = 18%
DOORS & TRIM	287 SF = 4%

4 NORTH BUILDING ELEVATION

SCALE: 1/16" = 1'-0"

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	01/13/22	BLC	UPDATE TO MATCH PLAN CHANGES
2	02/11/22	BLC	REVISE TO MATCH ART IMAGING, MATERIAL CALCS
3	03/16/22	BLC	ADD DIMENSIONS PER DRC COMMENTS
4	04/18/22	BLC	REVISE TO MATCH ART IMAGING, CITY COMMENTS
5	04/22/22	BLC	REVISE MATERIAL PERCENTAGES
6	05/10/22	BLC	UPDATE MATERIALS
7			
8			

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SHEET CONTENTS:  
Proposed Elevations  
Building 2'

745053

DRAWN: BLC  
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DATE: 11/04/21  
A4  
745053A1P

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