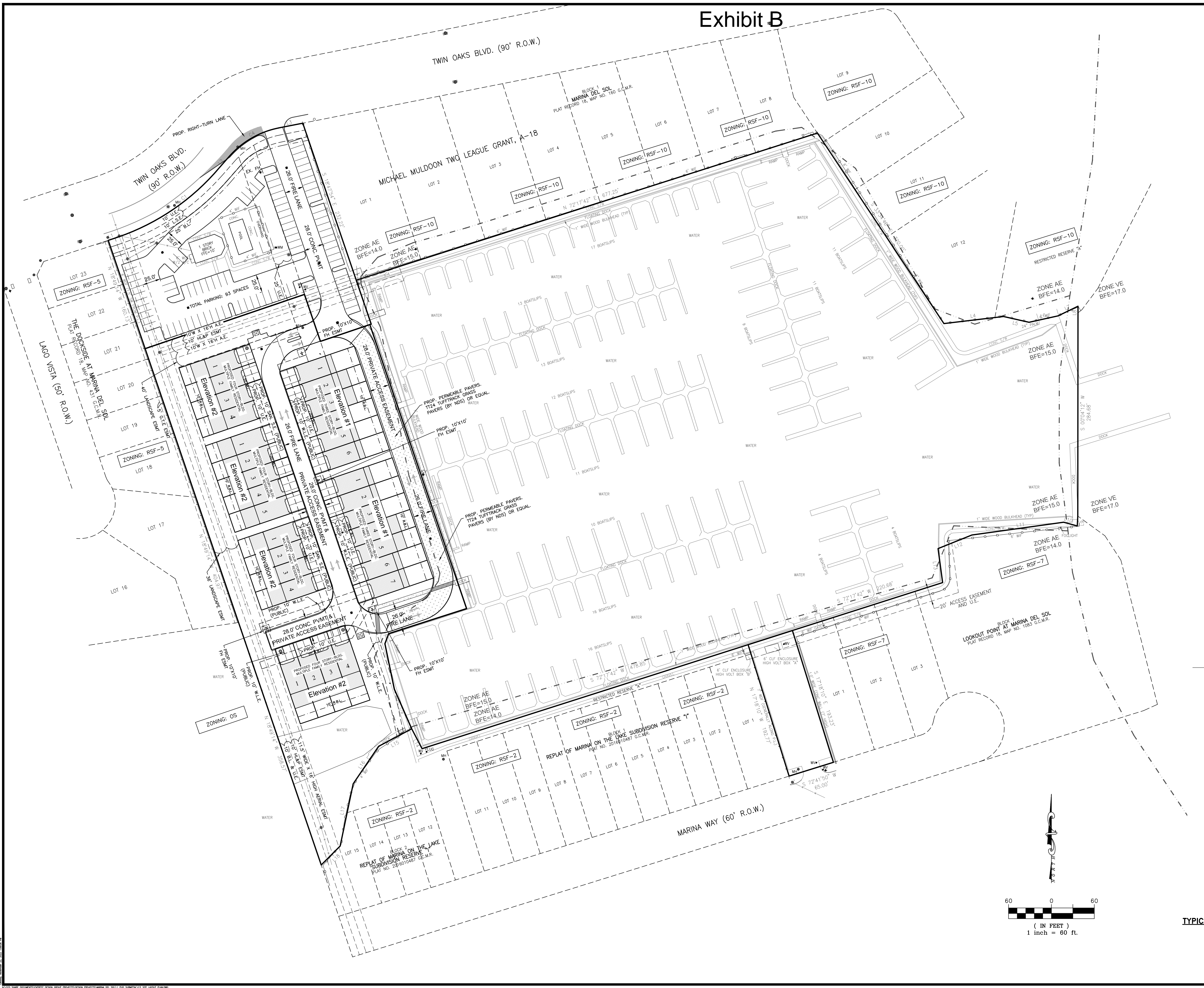


Exhibit B



SITE DATA

- PROPOSED USE: PUD (PLANNED UNIT DEVELOPMENT)
- EXISTING ZONING DISTRICT: CG (GENERAL COMMERCIAL)
- PROPOSED ZONING DISTRICT: RECREATIONAL AREA & MARINA: CG-PUD
TOWNHOMES: RSF-2-PUD
SINGLE FAMILY RESIDENTIAL: RSF-7-PUD
- TOTAL SITE AREA: 18.345 AC
RECREATIONAL AREA: 1.518 AC
MARINA: 12.41 AC
TOWNHOMES: 4.129 AC
SINGLE FAMILY RESIDENTIAL: 0.288 AC
PROVIDED OPEN SPACE: 30%
- TOWNHOMES:
 - TOTAL UNITS BY TYPE
TYPE 1 - EXTERIOR UNIT WATER FRONTAGE : 8 UNITS
TYPE 2 - INTERIOR UNIT WATER FRONTAGE : 9 UNITS
TYPE 3 - EXTERIOR UNIT REAR VIEW: 4 UNITS
TYPE 4 - INTERIOR UNIT REAR VIEW: 9 UNITS
 - TYPICAL TOWNHOUSE LOT AREA
TYPE 1 : 26.5'X104' (2,756 SF)
TYPE 2 : 25.0'X104' (2,600 SF)
TYPE 3 : 26.5'X110' (2,915 SF)
TYPE 4 : 25.0'X110' (2,750 SF)
 - LOT COVERAGE:
TYPE 1
20.0' X 20.0' (400 SF) PARKING
68.5' X 26.5' (1,815 SF) STRUCTURE
(400+1,815) SF/2,756 SF = 80%
TYPE 2
20.0' X 20.0' (400 SF) PARKING
68.5' X 25.0' (1,713 SF) STRUCTURE
(400+1,713) SF/2,600 SF = 81%
TYPE 3
20.0' X 20.0' (400 SF) PARKING
66.5' X 26.5' (1,762 SF) STRUCTURE
(400+1,762) SF/2,915 SF = 74%
TYPE 4
20.0' X 20.0' (400 SF) PARKING
66.5' X 25.0' (1,663 SF) STRUCTURE
(400+1,663) SF/2,750 SF = 75%
4. MAXIMUM HEIGHT: 41.5'
5. DENSITY: 30 UNITS/4.129 AC = 7.27 UNITS/AC

FLOODZONE STATEMENT

THIS PROPERTY LIES WITHIN ZONE AE, DEFINED BY FEMA AS SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 48167C0041G WITH EFFECTIVE DATE OF AUGUST 15, 2019. BFE=14.0'

STREET	
OFF-STREET PARKING 10'X20'	MIN
OFF-STREET PARKING 10'X20'	MIN
GARAGE/TOWNHOME	
MIN FFE=16.0	
OUTDOOR/TOWNHOME	
25'-26.5'	

CITY OF LEAGUE CITY

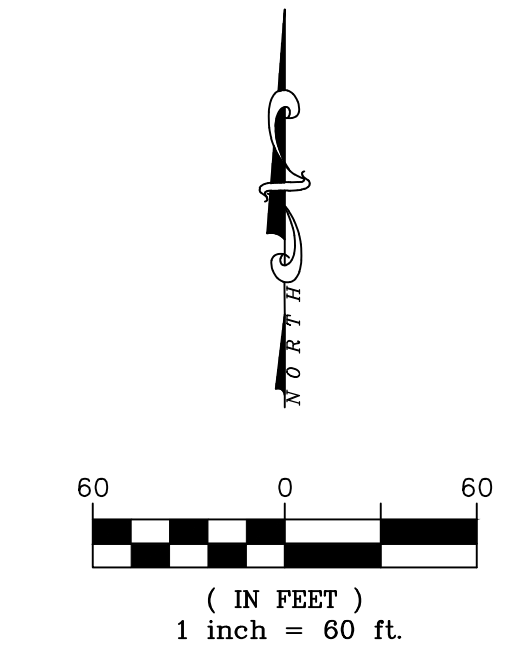
NO.	DATE	REVISIONS	APP.

Everest Design Group, llc
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1203 TWIN OAKS BLVD
KEMAH, TX 77565

SITE LAYOUT PLAN

F-9440
STATE OF TEXAS
SELWYN P. THINT
80446
LICENSED PROFESSIONAL ENGINEER
11.22.2022



TYPICAL LOT LAYOUT PLAN
SCALE: NTS