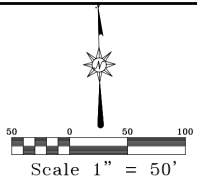
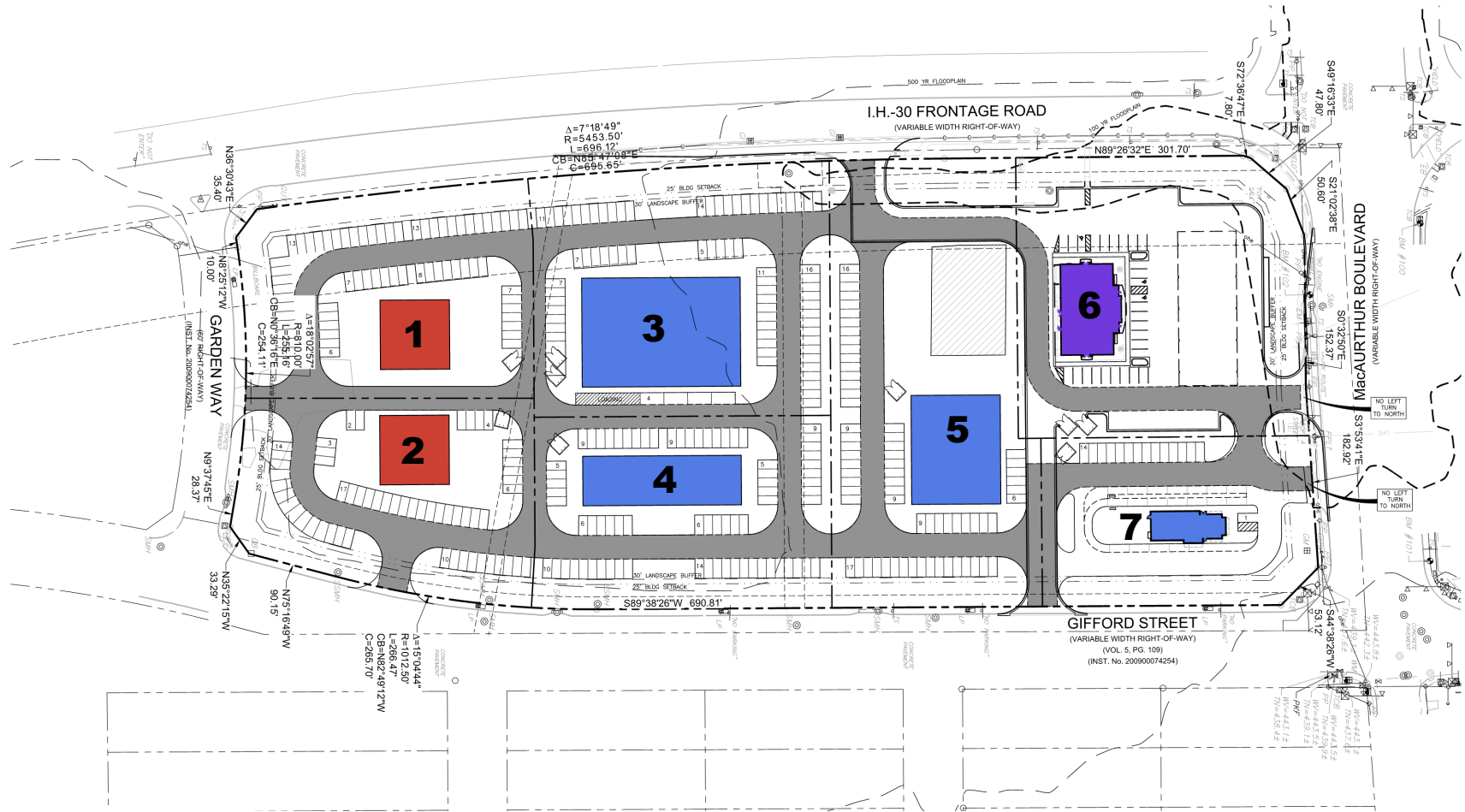


Exhibit B - Concept Plan
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- LEGEND:**
- RESTAURANT ONLY
TOTAL 10,000 SF
 - RETAIL SPACE & DRIVE THRU RESTAURANT ONLY
TOTAL 37,200 SF
 - CONVENIENCE STORE & GAS STATION ONLY
TOTAL 5400 SF
 - VALLEY STORAGE
8400 SF
 - FIRE LANE
34' WIDE, MIN 28' INSIDE RADIUS
PER CITY STD.

- NOTE:**
1. TRAFFIC IMPACT ANALYSIS (TIA) MAY BE REQUIRED PRIOR TO SITE PLAN APPROVAL.
 2. LOCATION OF ALL DRIVE WAYS SHALL BE REVIEWED AND APPROVED DURING SITE PLAN PROCESS.
 3. THIS CONCEPT PLAN DOES NOT ALLOW ANY USES THAT REQUIRES SPECIFIC USE PERMIT (SUP). ALL FUTURE USES REQUIRING AN SUP SHOULD BE APPROVED BY CITY COUNCIL INDIVIDUALLY.



THIS DRAWING INDICATES THE CONCEPTUAL LAYOUT OF PROPOSED USES. FINAL DESIGN ARE SUBJECT TO REVIEW AND APPROVAL IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT COPE (UDC).

REVISION DESCRIPTION	REV. NO.	BY	DATE

<p>CONCEPT PLAN 905 MacARTHUR BLVD GRAND PRINCE, TEXAS 75001 XXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXX 214-995-9955-1116</p>	<p>HRV Consultants, LLC. 18332 FM 797 NEWPORT NEWS, VA 23602 804-777-4175 FIRM NO. 22855</p>
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DATE:	08.27.24
SCALE:	1"=50'
JOB NO:	2401-474
DRAWN BY:	FP
CHECKED BY:	MHH
SHEET	1 OF 1