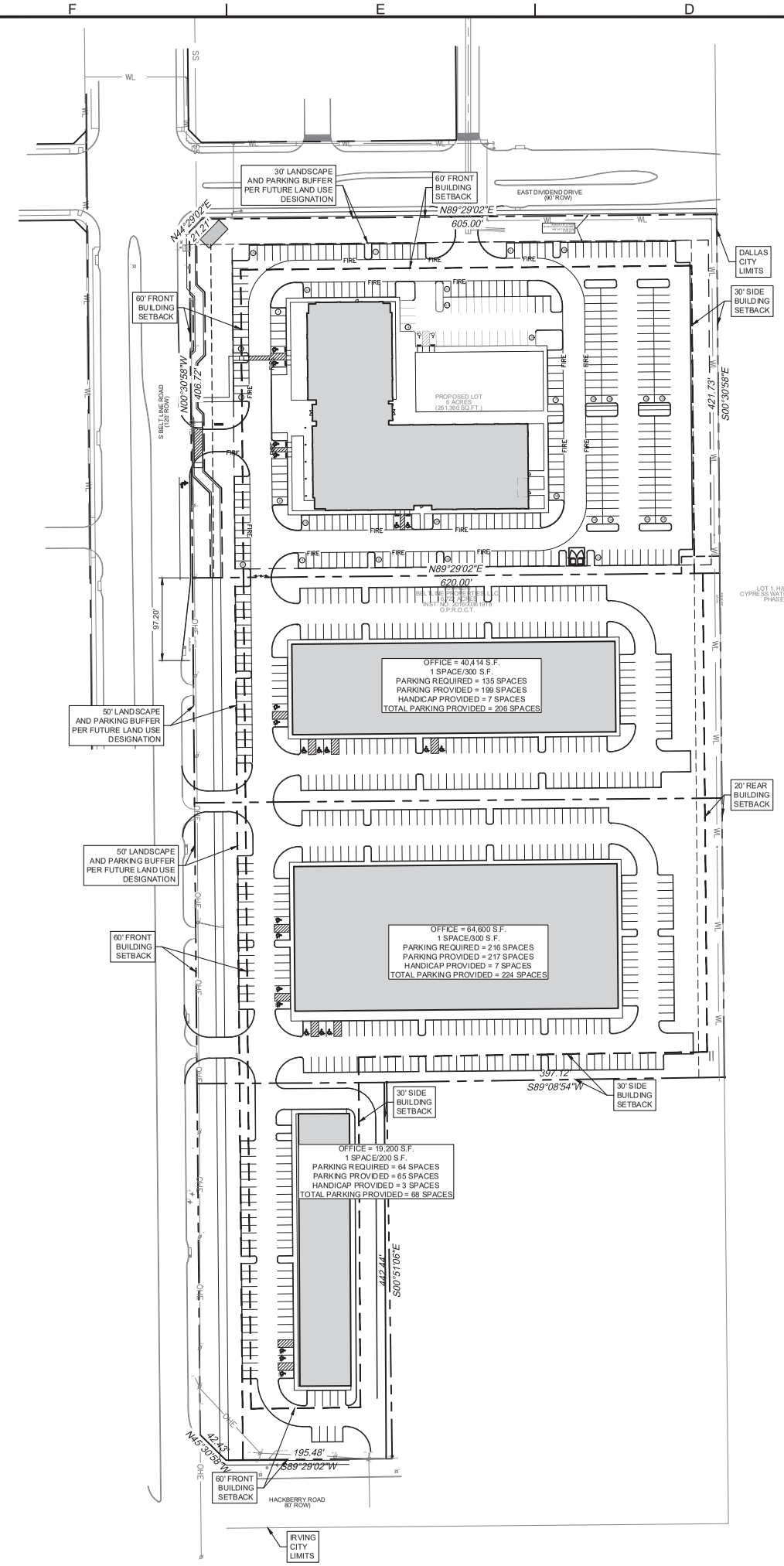
Exhibit B
Page 1 of 1



N

0 40' 80' 160'

LEGEND

	PROPERTY LINE / RIGHT OF WAY
	EASEMENT / SETBACK
	CURB & GUTTER
FIRE	FIRE LANE
OHE	OVERHEAD ELECTRIC
	RETAINING WALL
	FENCE
100YR	APPROXIMATE LIMITS OF 100-YEAR FLOODPLAIN
	BUILDING PAD AREA
	BENCHMARK
	UTILITY POLE
T	TRANSFORMER

PD CONDITIONS:
1. MORE THAN 50% GLASS ON 3 FACADES
2. ALL SIGNAGE SHALL COMPLY WITH CITY REGULATIONS
3. PLANS FOR THE OPEN SPACE BEHIND THE BUILDING SHALL REQUIRE STAFF APPROVAL
4. FOCAL POINT STATUE SHALL REQUIRE STAFF APPROVAL AND SHALL BE IN PLACE PRIOR TO CO OF BUILDING.
5. FACADE AND OVERALL STYLE OF BUILDINGS SHALL HAVE A CONSISTENT THEME.
6. A DETAILED SITE PLAN SHALL BE REQUIRED FOR THE DEVELOPMENT OF FUTURE LOTS

NOTE:

THE OVERALL CONCEPT SITE PLAN SHOWN ON THIS SHEET IS ENTIRELY CONCEPTUAL IN NATURE AND SHOULD NOT BE USED FOR CONSTRUCTION. THE FUTURE DEVELOPER OF THE REMAINING LOTS IS NOT HOLDEN TO THIS CONCEPT SITE PLAN.

PROJECT NAME: DAVE AND BUSTER'S HEADQUARTERS
LEGAL DESCRIPTION: LOT 1, BLOCK A, DAVE & BUSTER'S ADDITION
SURVEY: JOHN L. WHITMAN
ABSTRACT: NO. 1521
ACREAGE: 6.00 ACRES
DATE OF PREPARATION: JANUARY 22, 2020

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

FIRM NO. F-15085
WGI
WGInc.com
8144 WALNUT HILL LANE, SUITE 903 DALLAS, TEXAS 75231
214.307.4767

PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE.

PREPARED UNDER THE SUPERVISION OF MEGAN SILVA, P.E.
P.E.# 129884
ON
3/31/2020

LOT 1
BLOCK A
6.00 ACRES
P.D. #: _____

PROJECT:
DAVE & BUSTER'S HEADQUARTERS
1800 S BELT LINE ROAD
CITY OF COPPELL, DALLAS COUNTY, TEXAS 75019

SHEET TITLE:
CONCEPT SITE PLAN

SHEET
C2.0
2 OF 4

PLAT NO.

LAST MODIFIED BY: MEGAN SILVA
LAST MODIFIED ON: 3/31/2020 9:34 AM
LAST MODIFIED BY: MEGAN SILVA
PLOTTED BY: MEGAN SILVA
POSTED ON: 04/03/2020 8:36 AM
PLOT SCALE: 1:1
PLOT STYLE: BRD - HSB.CTB

FILENAME: P:\Projects\Dave & Buster's Inc\0019506.00 - D&B HQ DALLAS\1-Civil\09-Base\0019506.00_CONCEPT_BASE.dwg - LAYOUT: Layout 1