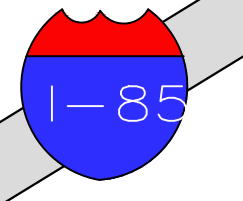


PROPOSED INTERSTATE SIGN LOCATION



I-85 ACCESS RAMP

PARCEL 6

PARCEL 1A

PARCEL 2

PHASE I

PARCEL 3 (SHOWCASE)

PHASE II

PHASE III OPTION

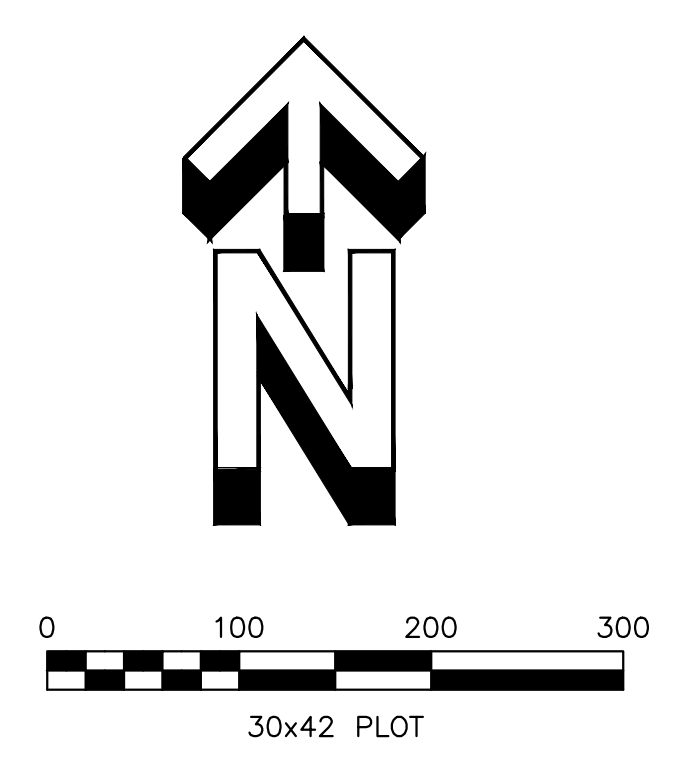
GATEWAY BOULEVARD (HWY 280)

RE-WORK EXISTING TRAFFIC SIGNAL

PROPOSED FUTURE PUBLIC ROW AREA - FINAL LOCATION TO BE DETERMINED

- PHASE I - 32.45 ACRES
- PHASE II - 36± ACRES
- PHASE III - 42± ACRES
- PUBLIC ROW

PHASE I PARCEL DATA		
PARCEL	PROPOSED USE	ACREAGE
PARCEL 1A	TBD	0.86
PARCEL 1B	RESTAURANT	1.11
PARCEL 2	RESTAURANT	2.58
PARCEL 3	SHOWCASE	10.29
PARCEL 4	GAS STATION	5.61
PARCEL 5	RETAIL	2.00
PARCEL 6	DETENTION	1.31
PARCEL 7	HOTEL	2.31
PARCEL 8	HOTEL	2.64
ROW	PUBLIC ROAD	6.54



NO.	REVISIONS DESCRIPTION	DATE

TITLE: MASTER CONCEPTUAL LAYOUT PLAN
PROPOSED DEVELOPMENT
 GATEWAY DRIVE (HWY 280)
 OPELIKA, ALABAMA
BROAD METRO, LLC
 CKD BY: TONY MUGGEO, PLS
 OLD WESTBURY, NY
 DWN BY: TONY MUGGEO, PLS
 SCALE: 1"=100'
 DATE: 4/9/19

GONZALEZ - STRENGTH & ASSOCIATES, INC.
 CIVIL ENGINEERING, LAND SURVEYING, PLANNING, TRAFFIC & TRANSPORTATION
 2176 PARKWAY LAKE DRIVE
 HOOVER, ALABAMA 35244
 PHONE: (205) 942-2486
 FAX: (205) 942-3033
 www.gonzalez-strength.com
 © Copyright 2013

NOT FOR CONSTRUCTION
 NOT VALID UNLESS SIGNATURE IS SHOWN

DWG. NO.: CP1-0
 PROJECT: 18-0331