

Conceptual Site Plans

❖ Hotel Option 'A' & 'B' (Data for 'A' shown only)

This option provides a hotel as the major occupant with opportunities for several supporting uses including a drive-thru/small-bay gas station market combination, dine-in restaurant and retail center to provide several smaller retail opportunities. The following is a list of the site elements on the site:

- 64 to 91 Room Hotel
- 7000 sf Drive-Thru & Gas Station Combination
- 4,900 sf Dine-In Restaurant
- 24, 500 sf Retail Center
- 50' Freeway Sign (identifying all businesses)
- Entry Monument Sign (located at driveway entries)
- RV and Truck Parking

This option is intended to capture both the traveling public and the local community by providing opportunities for a wide range of supporting uses. The sites high visibility will attract interstate travelers to the hotel, gas station, restaurant and shopping opportunities. This variety of uses within close proximity will provide travelers with a convenient full service stop. The local public will be served by a variety of uses currently deficient within the community. This included opportunities for national business currently deficient throughout the city.

❖ Box Option

This option provides a mid-size national retailer as the major occupant with opportunities for several supporting uses including a drive-thru restaurant, dine-in restaurant, large-bay gas station/market and retail center to provide several smaller retail opportunities. The following is a list of the site elements on the site:

- 21,600 sf National Retailer Building (with loading docks)
- 3,200 sf Gas Station & Market
- 2,500 sf Drive-Thru Restaurant
- 6,500 sf Dine In Restaurant
- 18,000 sf Retail Center
- 50' Freeway Sign (identifying all businesses)
- Entry Monument Sign (located at driveway entries)

This option is targets more of the local community by providing a mid-size national retailer and supporting uses currently deficient in the community. This option builds on the existing national retail presence of the Home Depot and Lazy Boy Home Furnishings. In addition,

the sites high visibility will attract interstate travelers to the gas station, restaurant and shopping opportunities.

❖ **Travel Center Option**

This option provides a full-service travel center for interstate motorists and professional drivers. The following is a list of the site elements on the site:

- Hotel
- Truck, RV and Auto Parking
- Drive Through Restaurant
- Dine-In Restaurant / Lounge
- Market / Deli
- Truck and Car Wash
- Full Service Truck and Auto Gas Station
- Entertainment Center
- Entry Monument Sign (located at driveway entries)

This option is targets a variety of travelers by providing a full array of amenities to satisfy both short and long term users. This option capitalizes on the sites good visibility and access from freeway.