

Casino Rouge
Landside Casino
1717 River Rd North,
Baton Rouge, LA
70802

Gaming and Leisure
Properties, Inc.



613 MOLLY LN SUITE 100
WOODSTOCK, GA 30189
cplteam.com

SP-7-20 PC 5/22

SITE PLAN FOR CASINO ROUGE LANDSIDE CASINO

**BATON ROUGE, LOUISIANA
NOVEMBER 23, 2020**

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OWNER / DESIGN TEAM:

OWNER
LOUISIANA CASINO CRUISES, INC.
D.B.A. HOLLYWOOD CASINO
1717 RIVER ROAD NORTH
BATON ROUGE, LA 70802
JEANNE MAGDEFRAU
GENERAL MANAGER
JEANNE.MAGDEFRAU@HOLLYWOODBR.COM
DIRECT: (225) 769-8770

DEVELOPER
GAMING AND LEISURE PROPERTIES, INC.
845 BERKSHIRE BLVD STE 200
WYOMISSING, PA 19010
STEVEN LADANY,
SENIOR VICE PRESIDENT, FINANCE
SLADANY@GLPROPINC.COM
OFFICE: (484) 772-3650

ARCHITECT:
CPL
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WOODSTOCK, GA 30189
DON BUENGER, AIA
PROJECT DIRECTOR DBUENGER@CPLTEAM.COM
TELE: (878) 318-1065
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STRUCTURAL ENGINEER:
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LWERTS@CPLTEAM.COM
TELE: (585) 402-7555

MECHANICAL ENGINEER:
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MEP DIRECTOR
SEPPS@CPLTEAM.COM

CIVIL ENGINEER:
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6767 PERKINS ROAD
BATON ROUGE, LA 70816
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LANDSCAPE ARCHITECT:
ALEX ANDERSON, PLA
LANDSCAPE ARCHITECT
ALEX.ANDERSON@CSRSINC.COM

SURVEYOR:
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SURVEY UNIT MANAGER
COLIN.GRAVOIS@CSRSINC.COM

UTILITY PROVIDERS:
WATER:
BATON ROUGE WATER COMPANY
8755 GOODWOOD BLVD.
BATON ROUGE, LA 70806
TELE: (225) 925-2011

SEWER:
BATON ROUGE SEWER DEPARTMENT
1100 LAUREL ST.
BATON ROUGE, LA 70821
TELE: (225) 389-5378

ELECTRIC:
ENERGY LOUISIANA, LLC
448 NORTH BLVD.
BATON ROUGE, LA 70802
TELE: (800) 542-2888

COMMUNICATIONS:
AT&T
5550 S. SHERWOOD FOREST BLVD.
BATON ROUGE, LA
TELE: (225)-281-1878

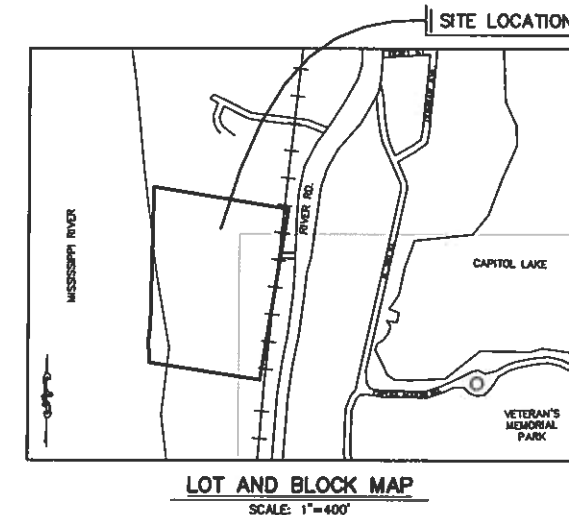
GAS
ENERGY LOUISIANA, LLC
448 NORTH BLVD.
BATON ROUGE, LA 70802
TELE: (800) 542-2888



EBR PARISH
SCALE: N.T.S.

PLANNING SUMMARY

EXISTING ZONING:	PROPOSED REZONING TO CG PER PENDING CASE 55-20
FUTURE LAND USE:	DC
ADJACENT ZONING:	M1, M2, PUD
ACREAGE:	4.80 ACRES (LIMIT OF WORK (18.19 ACRES TOTAL))
NUMBER OF BUILDINGS:	1
BUILDING HEIGHT AND STORES:	54'-0" (EXISTING) 42'-0" (PROPOSED) 2 STORES (EXISTING) 2 STORY (PROPOSED)
BUILDING SQUARE FOOTAGE:	Phase 1: 1 st Floor: 81,140 Sq.Ft. 2 nd Floor: 26,785 Sq.Ft. Total: 107,925 Sq. Ft.
PROPOSED USE:	GAMING, RESTAURANT & BAR, SPORTS VIEWING VENUE, EVENT FACILITY



LEGAL DESCRIPTION

TRACT B CONT 6.80 ACRES IN SEC. 42, & 44, T7S, R1W, 1978.(CALLED 9.29 ACRE TR. ON JUNE,2005 SITE SURVEY)
SUBDIVISION NAME/PROPERTY NAME: P.J. LEBLANC PROPERTY
TOWNSHIP, RANGE, SECTION: T7S R1W SECT ND
LOT ID: 810271247
IMP. ONLY LOCATED ON LAND BELONGING TO CAPITOL LAKE PROPERTIES BEING FM. 30-4067-4 AND BEING TRACT A CONT. 8.20 AC. IN SEC. 42 & 44, T7S, R1W. CASINO STORAGE SECURITY BLDG. 2005. (95-96-11774).
SUBDIVISION NAME/PROPERTY NAME: P.J. LEBLANC PROPERTY
TOWNSHIP, RANGE, SECTION: T-7-S, R-1-W, SECTION 42 & 44
LOT ID: 810271248



Revisions	
#	Description

Sheet Title

Cover Sheet

Date	November 23, 2020
Project Number	220213.00
Drawn By	CSRS
Checked By	CSRS

Sheet

C1.0



Revisions	
#	Description

Key Plan

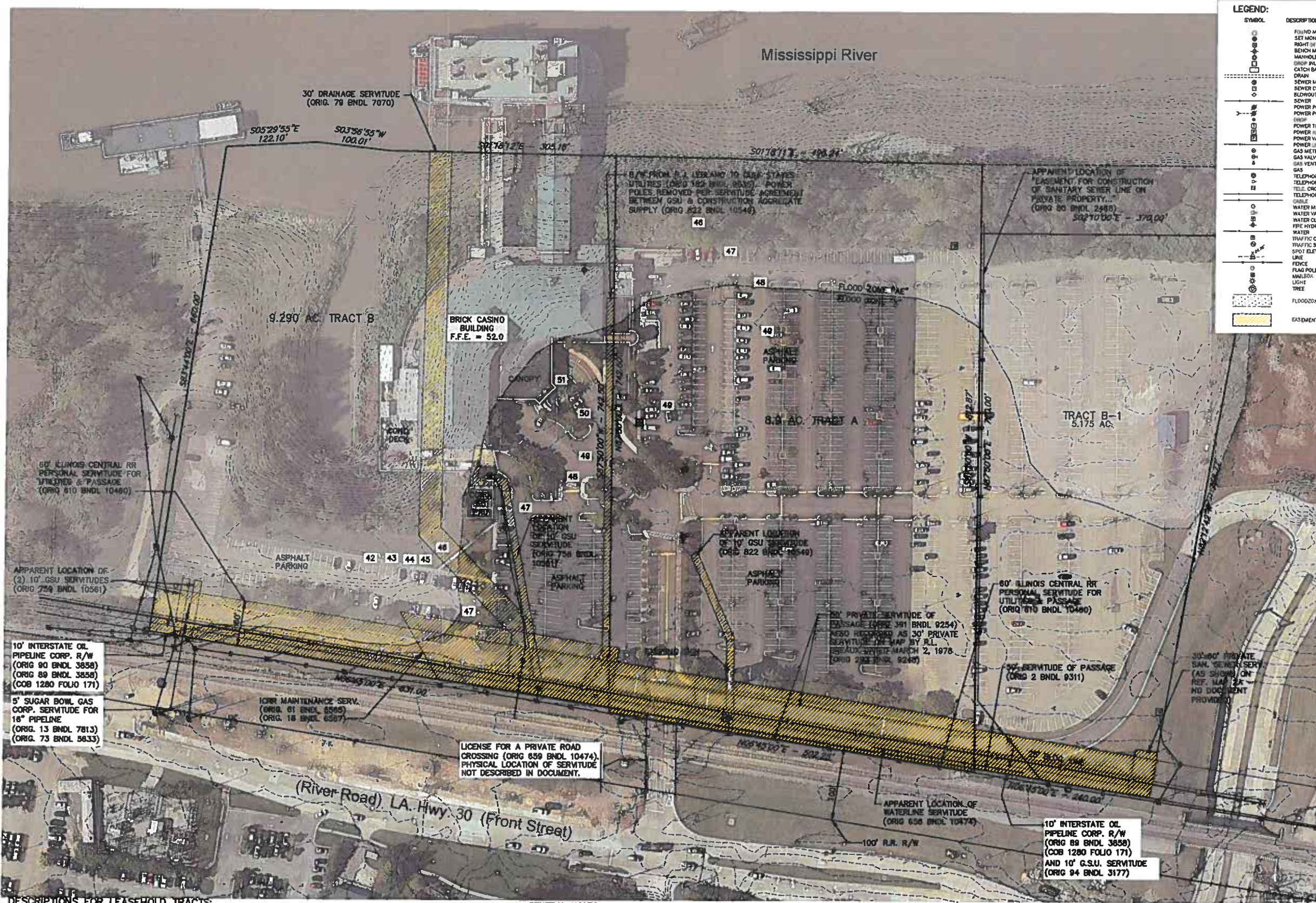
Sheet Title

Existing Conditions Map

Date	November 23, 2020
Project Number	220213.00
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Checked By	CSRS
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SYMBOL	DESCRIPTION
○	FOUND MONUMENT
○	SET MONUMENT
○	RIGHT OF WAY MON. TEMP.
○	SEWER MAIN DRAIN
○	MANHOLE
○	DRIP PALET
○	CATCH BASIN
○	DRAIN
○	SEWER MANHOLE
○	SEWER CLEANOUT SEWER
○	BLINDOUT VALVE
○	SEWER
○	POWER POLE & GUY POWER
○	ENCOP
○	POWER TRANSFORMER
○	POWER SWITCH BOX
○	POWER VAULT
○	POWER LINE
○	GAS METER
○	GAS VALVE
○	GAS VENT
○	GAS
○	TELEPHONE MANHOLE
○	TELEPHONE PEDESTAL
○	TELE. CROSS CON. BOX
○	TELEPHONE
○	CABLE
○	WATER METER
○	WATER VALVE
○	WATER CLEANOUT
○	FIRE HYDRANT
○	WATER
○	TRAFFIC CONTROL BOX
○	TRAFFIC SIGN
○	SPOT ELEVATION CONTROL
○	LINE
○	FENCE
○	FLAG POLE
○	MAILBOX
○	LIGHT
○	TREE
○	FLOODZONE
○	EASEMENTS



LEGAL DESCRIPTIONS FOR LEASEHOLD TRACTS:

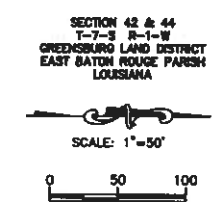
LEASEHOLD TRACT B:
Commencing at a point, which is the intersection of the westernmost R/W of the ICRR railroad & section line 40/42; thence proceed South 06°45'00" West a distance of 1852.40 feet to the POINT OF BEGINNING marked by 1/2" iron rod; thence North 83°44' 00" West a distance of 660.00 feet to a Mean Low Water Line, (Elevation 2.66' NGVD); thence, meander the Mean Low Water Line (Elevation 2.66' NGVD) North a distance of approximately 122.10 feet, more or less, to the centerline of Boyou Grasse to a point and corner; thence, leaving the Mean Low Water Line (Elevation 2.66 feet NGVD) meander the centerline of Boyou Grasse in an easterly direction a distance of approximately 600 feet, more or less, to its intersection with the common boundary of Sections 42 and 44 to a point and corner; thence proceed on a course of North 88°45' 00" East, along the boundary between Sections 42 and 44 a distance of approximately 150 feet, more or less to a point on the Western line of the Illinois Central Railroad Right of Way; thence, South 06°45' 00" West, along the aforesaid Right of Way line a distance of 379.75 feet to the POINT OF BEGINNING, as shown on a plat of survey by BFM Corporation, a Professional Land Surveying Company, dated the 18th day of May, 1993, of portions of Sections 42 and 44, Township 7 South, Range 1 West, Greensburg District, East Baton Rouge Parish, Louisiana, which plat is recorded as Original 409, Bundle 10480, of the records of East Baton Rouge Parish, Louisiana.

LEASEHOLD TRACT A:
Commencing at a point, which is the intersection of the westernmost R/W of the ICRR railroad & section line 40/42; thence proceed South 06°45'00" West a distance of 1472.65 feet to the POINT OF BEGINNING; thence along westerly right of way line of the Illinois Central Railroad Company North 8°45' East a distance of 251.25' to a point and corner; thence along westerly right of way line of the Illinois Central Railroad Company North 8°45' East a distance of 502.25 feet to a point and corner; thence South 87°50' West a distance of 813', more or less, to the mean low water mark of the Mississippi River and corner; thence in a southerly direction along the mean low water mark of the Mississippi River a distance of approximately 902' to the centerline of Boyou Grasse; thence meander the centerline of Boyou Grasse in an easterly direction a distance of approximately 600 feet to the intersection with common boundary of Sections 42 and 44 section line, to a point and corner; thence North 88°45' East along a line common to Sections 42 and 44 a distance of approximately 150 feet, to said POINT OF BEGINNING; as shown on a plat of survey by BFM Corporation, a Professional Land Surveying Company, dated the 18th day of May, 1993, of portions Sections 42 and 44, Township 7 South, Range 1 West, Greensburg District, East Baton Rouge Parish, Louisiana, which plat is recorded as Original 409, Bundle 10480, of the records of East Baton Rouge Parish, Louisiana.

GENERAL NOTES:

- FLOOD ZONES: IN ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP PANEL NO. 2205000203 E OF EAST BATON ROUGE PARISH, LOUISIANA, LAST REVISED MAY 2, 2008 - THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONES "X" & "A". NEAREST BASE FLOOD ELEVATION = 47' (NAVD 1985). BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAN ADMINISTRATOR BEFORE ANY IMPROVEMENTS TO THE PROPERTY ARE CONTEMPLATED.
- REFERENCE DOCUMENTS:
 - MAP SHOWING RESUBDIVISION OF TRACT "A" & TRACT "B" INTO TRACT "A-1" & TRACT "B-1" HUNNINGTON HEIGHTS - FOR LUNAR BROS., INC. BY R. JAMES TATUM, P.E., P.L.S., DATED 5-15-98 ORIG 820 BNDL 20834
 - SURVEY OF A 8.88 ACRE PORTION OF GROUND AND A 8.280 ACRE PORTION OF GROUND FOR LOUISIANA CASINO GAMES, INC. BY B.F.M. CORPORATION, DATED MAY 18, 1993 ORIG 409 BNDL 10480
 - BASE BEARING OBTAINED FROM DATED MAP "A".
 - NO ATTEMPT HAS BEEN MADE BY C.S.R.S. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, DEED RESTRICTIONS, SERVITUDES, EASEMENTS, OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.
- REFERENCE BENCHMARK-BRASS DISK SET IN NORTHWEST END OF CONCRETE MONUMENT TO CAPITAL LAKE PUMPING STATION, BM 038 38-87 ELEV. 42.84
- PARKING SPACES: REGULAR: 1,478 HANDICAP: 11 TOTAL: 1,489
- ZONING: TRACT B-1 IS ZONED M2 THE 8.8 & 8.28 AC TRACTS ARE ZONED C5 THE CASINO BUILDING IS ZONED C2
- THE FOLLOWING EASEMENTS WHICH CANNOT BE ACCURATELY DEPICTED ON THIS MAP DUE TO INSUFFICIENT INFORMATION MAY AFFECT THE PROPERTY:
 - A PREXIAL SERVITUDE - FOR THE PURPOSE OF UTILIZING THE NORTHERN 100 FEET OF THE DEDICED SLP - DATED MARCH 10, 1988 (ORIG 874 BNDL 9928) THE SURVEYOR WAS UNABLE TO VERIFY THE ABOVE REFERENCED "DEDICED SLP" DUE TO HIGH STAGE OF MISSISSIPPI RIVER AT TIME OF SURVEY.
 - "AGREEMENT ON THE ABANDONMENT OF AN OLD ROAD", DATED DEC. 14, 1915 (ORIG 48 BNDL 191)

- "SERVITUDE OF ROW AND PASSAGE," DATED MARCH 7, 1947 (ORIG 85 BNDL 2027), DOCUMENT REFERENCE A MAP 644-15-H BY R. SWART, C.E., DATED DECEMBER 7, 1946 (MAP NOT PROVIDED), ACCORDING TO MAP PROVIDED (R. SWART MAP DATED SEPT. 21, 1927), THIS SERVITUDE DOES NOT AFFECT THE PROPERTY.
- "10' G.S.U. SERVITUDE," DATED JULY 15, 1983 (ORIG 94 BNDL 3177), SERVITUDE IS PLOTTED ON THE MAP AS SHOWN ON REFERENCE MAP 2A. HOWEVER, SURVEYOR DID NOT HAVE MAP 10-7110 WHICH WAS TO BE ATTACHED TO LEGAL DOCUMENT & THEREFORE, COULD NOT VERIFY PLACEMENT AS TRUE & CORRECT.
- "PLACEMENT OF BURIED CABLE," (ORIG 33 BNDL 10636) DOES NOT AFFECT PROPERTY



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GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY BUILDING AND PARKING LOT LAYOUT WITH ARCHITECT PRIOR TO FORMING OF BUILDINGS, WALKS AND PARKING LOT AREAS.
3. ALL CURBS ARE BARRIER TYPE, UNLESS NOTED OTHERWISE.
4. ALL NEWLY CUT AND/OR FILLED AREAS LACKING ADEQUATE VEGETATION SHALL BE SEEDED, FERTILIZED, MULCHED, AND/OR SOODED AS REQUIRED TO EFFECTIVELY PREVENT SOIL EROSION. CONTRACTOR SHALL MAINTAIN THESE AREAS UNTIL A HEALTHY STAND OF GRASS IS ACHIEVED.
5. THE CONTRACTOR MUST HAVE WRITTEN APPROVAL FROM THE CITY ENGINEER AND THE PROJECT ENGINEER BEFORE ANY CHANGE IN DESIGN IS MADE.
6. THE CONTRACTOR SHALL NOT ENTER UPON NOR CAUSE DAMAGE TO ANY ADJACENT PROPERTIES WITHOUT WRITTEN PERMISSION FROM SAID PROPERTY OWNERS.
7. ALL FILL AND COMPACTION SHALL BE EXECUTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND THE GRADING PLAN.
8. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPE PAVING, SIDEWALKS, DOT PORCHES, RAMPS, LOADING DOCKS, PROPOSED BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
9. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLAN, INCLUDING SITE LIGHTING LOCATIONS, TYPES, CONDUITS, ETC.
10. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS, ALL PROPERTY CORNERS, AND REPLACING ALL PINS DAMAGED DURING CONSTRUCTION.
11. CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE EXISTING BENCHMARK. BENCHMARK INFORMATION CAN BE FOUND ON THE GRADING PLAN.
12. PARKING STALLS MUST BE STRIPED WITH A 4" CONTRASTING STRIPE (YELLOW ON CONCRETE AND YELLOW OR WHITE ON ASPHALT PARKING LOTS).
13. CONTRACTOR SHALL COORDINATE WITH OWNER FOR SITE SIGNAGE.

FIBER OPTIC UTILITY NOTE

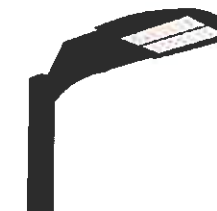
PRIOR TO ANY DIGGING/TRENCHING/EXCAVATION IN THE RIGHT OF WAY THE CONTRACTOR SHALL CONTACT THE CITY PARISH TRAFFIC ENGINEERING DIVISION (OPTED), PHONE (225) 389-3248, FOR LOCATION AND VERIFICATION OF THE EXISTING FIBER OPTIC LINES IN THE TRAFFIC SIGNAL NETWORK.

PERMIT NOTE

1. CONTRACTOR SHALL APPLY FOR ALL NECESSARY SERVICE AND RIGHT-OF-WAY ENCROACHMENT PERMITS.
2. CONTRACTOR SHALL CONTACT DPW MAINTENANCE LIST FOR SERVICE ENCROACHMENT APPROVAL LETTERS FOR PAVING OVER DRAINAGE SERVICE.

LIGHTING

VLX-XL Array LED



T5LS
Type 5
Long Square



- VISIONAIRE - VLX-XL-T5LS-60L-4K-UNV-AM-CC-OPTIONS-RPP (20180) - HEIGHT: 35', A.O.S.: 175'
- VISIONAIRE - VLX-XL-T5LS-60L-4K-UNV-AM-CC-OPTIONS-RPP (1090) - HEIGHT: 35', A.O.S.: 175'

VSX-II Array LED:



T5LS
Type 5
Long Square



- VISIONAIRE - VSX-II-T5LS-25L-4K-UNV-AM-CC-OPTIONS-UPMA-R (20180) - HEIGHT: 25', A.O.S.: 175'



Revisions	
#	Description

Key Plan

Sheet Title

Site Plan

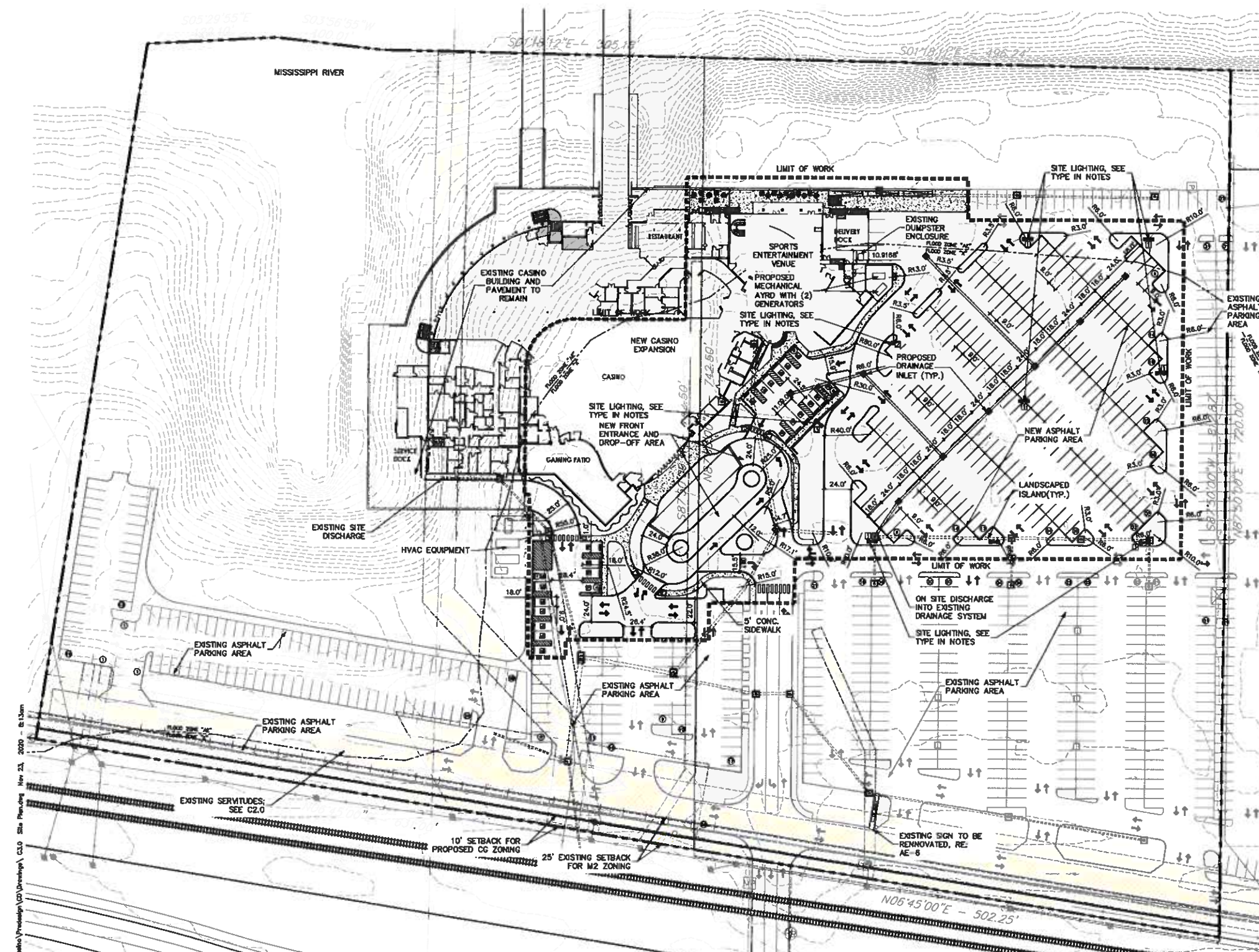
Date	November 23, 2020
Project Number	220213.00
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SCALE: 1"=40'



C3.0



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PLANNING SUMMARY

EXISTING ZONING:	PROPOSED REZONING TO CG PER PENDING CASE 55-20
FUTURE LAND USE:	DC
ADJACENT ZONING:	M1, M2, PUD
ACREAGE:	4.80 ACRES LIMIT OF WORK (18.19 ACRES TOTAL)
NUMBER OF BUILDINGS:	1
BUILDING HEIGHT AND STORES:	54'-0" (EXISTING) 42'-0" (PROPOSED) 2 STORES (EXISTING) 2 STORY (PROPOSED)
BUILDING SQUARE FOOTAGE:	Phase I: 1 st Floor: 81,140 Sq.Ft. 2 nd Floor: 28,789 Sq.Ft. Total: 107,929 Sq. Ft.
PROPOSED USE:	GAMING, RESTAURANT & BAR, SPORTS VIEWING VENUE, EVENT FACILITY

UTILITY PROVIDERS:

WATER:	BATON ROUGE WATER COMPANY 8755 GOODWOOD BLVD. BATON ROUGE, LA. 70806 TELE. (225) 925-2011
SEWER:	BATON ROUGE SEWER DEPARTMENT 1100 LAUREL ST. BATON ROUGE, LA. 70821 TELE. (225) 369-5378
ELECTRIC:	ENERGY ELECTRIC 448 NORTH BLVD. BATON ROUGE, LA 70802 TELE. (800) 542-2688
COMMUNICATIONS:	AT&T 5550 S. SHERWOOD FOREST BLVD. BATON ROUGE, LA TELE. (225)-281-1878
GAS:	ENERGY GAS 577 CHOCTAW DR. BATON ROUGE, LA 70805 TELE. (800) 368-3748

SEWERAGE TREATMENT:

SEWER SERVICE FOR THE PROPOSED BUILDINGS SHALL CONNECT TO THE EXISTING GRAVITY SEWER MAIN. A TREATMENT PLANT WILL NOT BE USED.

PROPOSED SURFACE TYPES

PARKING AREA
ASPHALT PAVEMENT
WITH CONCRETE CURB

SIDEWALKS
CONCRETE

EXISTING SURFACE TYPES

EXISTING PARKING AREA AND DRIVES
ASPHALT PAVEMENT

GENERAL NOTES:

MAIL SHALL BE DELIVERED AND PICKED UP INSIDE OF THE FACILITY. THE FACILITY WILL NOT HAVE A SEPARATE EXTERNAL MAIL KIOSK.

SIGNAGE NOTE:

SIGNAGE WILL BE SUBMITTED UNDER A SEPARATE PERMIT AND WILL COMPLY WITH LDC CHAPTER 18 FOR SIGNAGE. SEE SHEETS AE-1 - AE-6 FOR ON BUILDING SIGNAGE AND EXISTING SIGN RENOVATION.

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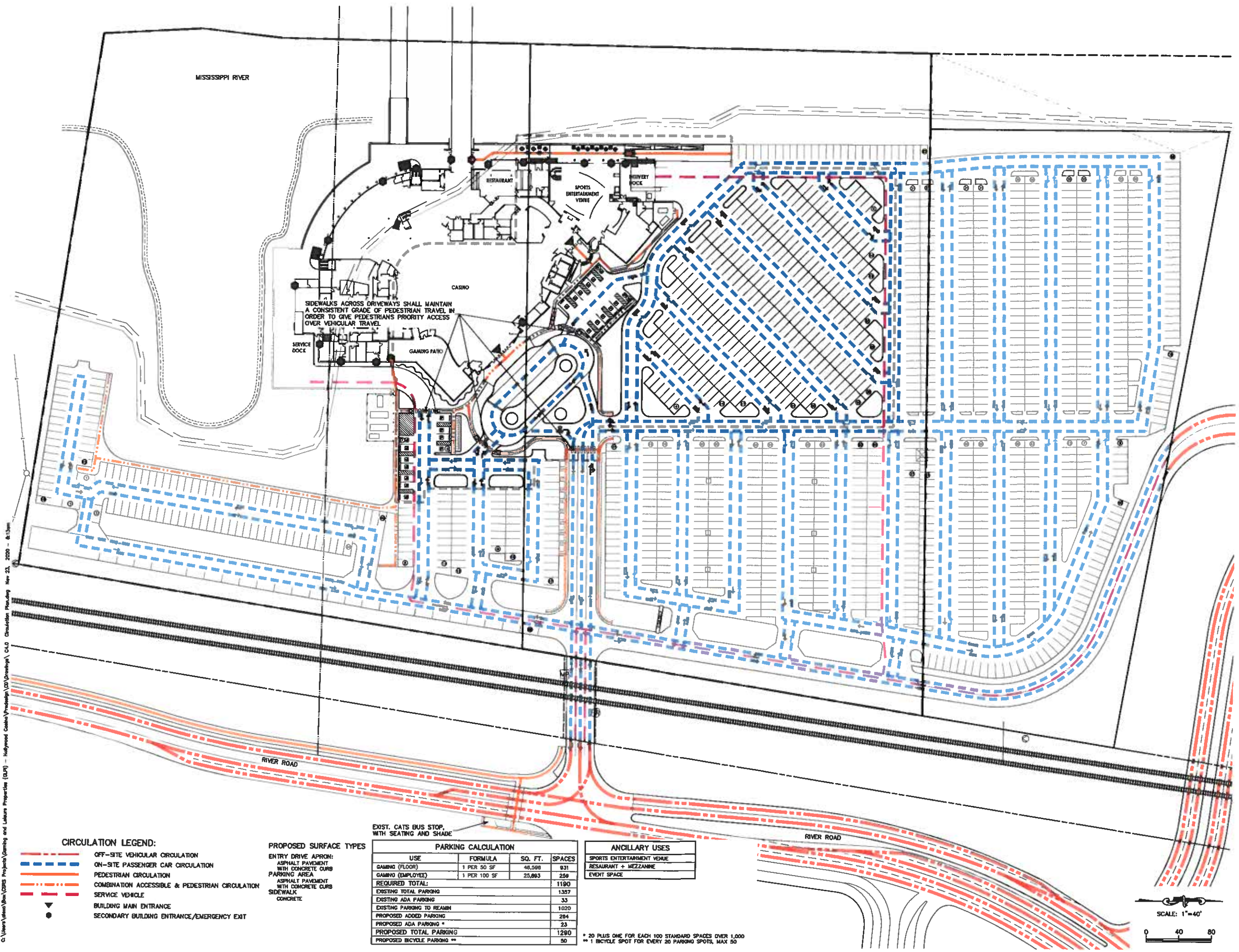
Key Plan

Sheet Title

Circulation Plan

Date	November 23, 2020
Project Number	220213.00
Drawn By	CSRS
Checked By	CSRS
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CIRCULATION LEGEND:

- OFF-SITE VEHICULAR CIRCULATION
- ON-SITE PASSENGER CAR CIRCULATION
- PEDESTRIAN CIRCULATION
- COMBINATION ACCESSIBLE & PEDESTRIAN CIRCULATION
- SERVICE VEHICLE
- BUILDING MAIN ENTRANCE
- SECONDARY BUILDING ENTRANCE/EMERGENCY EXIT

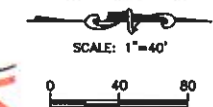
- #### PROPOSED SURFACE TYPES
- ENTRY DRIVE APRON: ASPHALT PAVEMENT WITH CONCRETE CURB
 - PARKING AREA: ASPHALT PAVEMENT WITH CONCRETE CURB
 - SIDEWALK: CONCRETE

EXIST. CATS BUS STOP WITH SEATING AND SHADE

USE	FORMULA	SQ. FT.	SPACES
GAMING (FLOOR)	1 PER 50 SF	46,500	931
GAMING (EMPLOYEE)	1 PER 100 SF	25,893	259
REQUIRED TOTAL:			1190
EXISTING TOTAL PARKING			1357
EXISTING ADA PARKING			33
EXISTING PARKING TO REMAIN			1020
PROPOSED ADDED PARKING			284
PROPOSED ADA PARKING *			23
PROPOSED TOTAL PARKING			1290
PROPOSED BICYCLE PARKING **			50

ANCILLARY USES
SPORTS ENTERTAINMENT VENUE
RESTAURANT + MEZZANINE
EVENT SPACE

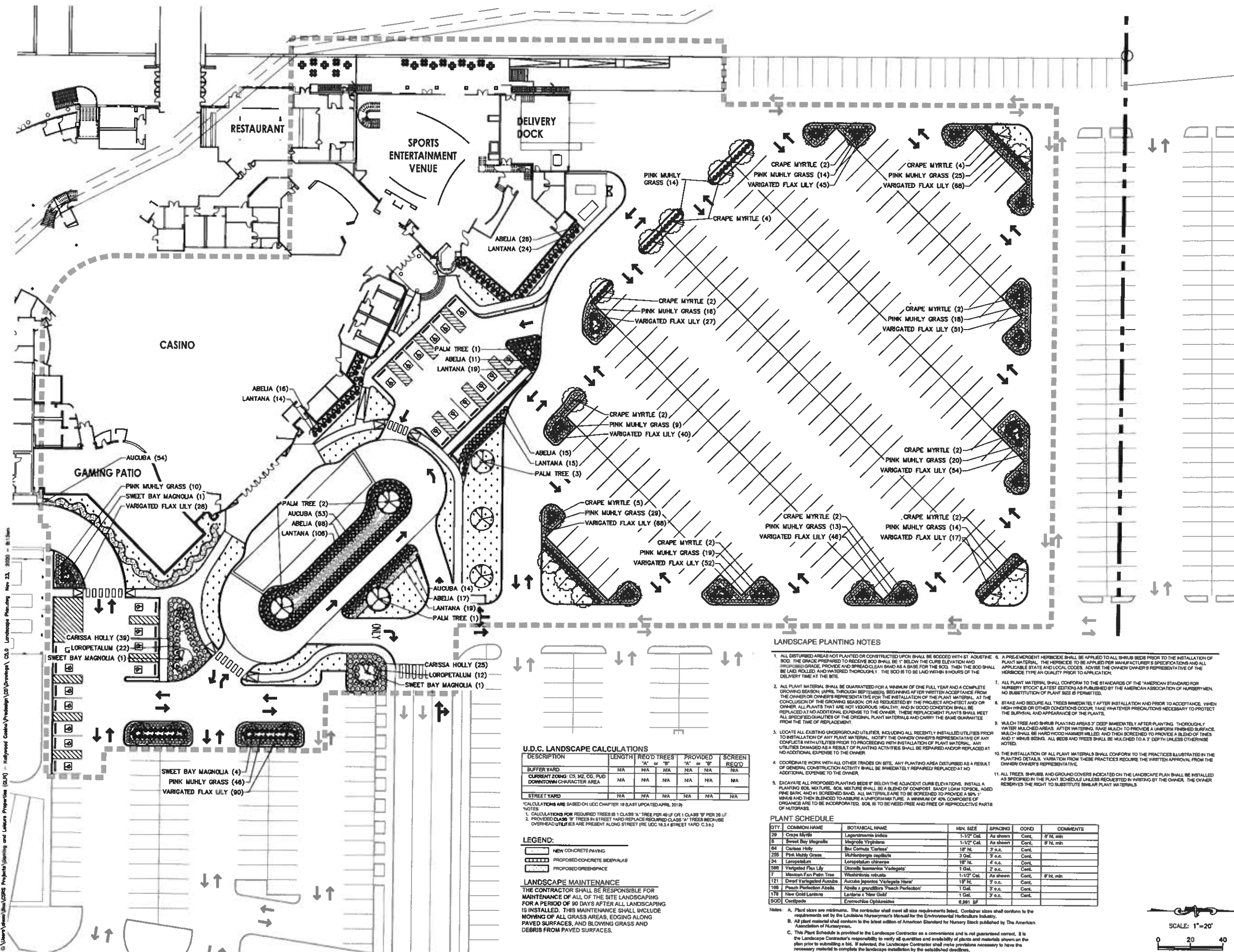
* 20 PLUS ONE FOR EACH 100 STANDARD SPACES OVER 1,000
** 1 BICYCLE SPOT FOR EVERY 20 PARKING SPOTS, MAX 50



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LANDSCAPE PLANTING NOTES

- ALL DISTURBED AREAS NOT PLANTED OR CONSTRUCTED UPON SHALL BE SOODED WITH 6" ADJUSTIVE SOO. THE GRADE PREPARED TO RECEIVE SOO SHALL BE 1" BELOW THE CURB ELEVATION AND APPLICABLE STATE AND LOCAL CODES. ADVISE THE OWNER'S REPRESENTATIVE OF THE HERBICIDE TYPE AN QUALITY PRIOR TO APPLICATION.
- ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE 'AMERICAN STANDARD FOR NURSERY STOCK' LATEST EDITION AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN. NO SUBSTITUTION OF PLANT SIZE IS PERMITTED.
- STAKE AND SECURE ALL TREES IMMEDIATELY AFTER INSTALLATION AND PRIOR TO ACCEPTANCE. WHEN HIGH WINDS OR OTHER CONDITIONS OCCUR, TAKE WHATEVER PRECAUTIONS NECESSARY TO PROTECT THE SURVIVAL AND APPEARANCE OF THE PLANTS.
- MULCH TREE AND SHRUB PLANTING AREAS 2" DEEP IMMEDIATELY AFTER PLANTING. THOROUGHLY WATER MULCHED AREAS. AFTER WATERING, RAKE MULCH TO PROVIDE A UNIFORM FINISHED SURFACE. MULCH SHALL BE HARD WOOD HAMMER MILLED, AND THEN SCREENED TO PROVIDE A BLEND OF FINES AND 1" SHRUB SIZES. ALL BEDS AND TREES SHALL BE MULCHED TO A 7" DEPTH UNLESS OTHERWISE NOTED.
- THE INSTALLATION OF ALL PLANT MATERIALS SHALL CONFORM TO THE PRACTICES ILLUSTRATED IN THE PLANTING DETAILS. VARIATION FROM THESE PRACTICES REQUIRE THE WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE.
- ALL TREES, SHRUBS AND GROUND COVERS INDICATED ON THE LANDSCAPE PLAN SHALL BE INSTALLED AS SPECIFIED IN THE PLANT SCHEDULE UNLESS REQUESTED IN WRITING BY THE OWNER. THE OWNER RESERVES THE RIGHT TO SUBSTITUTE SIMILAR PLANT MATERIALS.

U.D.C. LANDSCAPE CALCULATIONS

DESCRIPTION	LENGTH	REQ'D TREES	PROVIDED	SCREEN
		"4" or "6"	"4" or "6"	REQ'D
BUFFER YARD	N/A	N/A	N/A	N/A
CURRENT ZONING CS, MZ, CD, PUD	N/A	N/A	N/A	N/A
DOWNTOWN CHARACTER AREA	N/A	N/A	N/A	N/A
STREET YARD	N/A	N/A	N/A	N/A

*CALCULATIONS ARE BASED ON UDC CHAPTER 19 (LAST UPDATED APRIL 2019)
NOTES:
1. CALCULATIONS FOR REQUIRED TREES IS 1 CLASS "A" TREE PER 40 LF OR 1 CLASS "B" TREE PER 20 LF
2. PROVIDED CLASS "B" TREES IN STREET WHO REPLACE REQUIRED CLASS "A" TREES BECAUSE OVERHEAD UTILITIES ARE PRESENT ALONG STREET (SEE UDC 16.2.4 STREET YARD C.1.b)

LEGEND:

- NEW CONCRETE PAVING
- PROPOSED CONCRETE SIDEWALKS
- PROPOSED GREENSPACE

LANDSCAPE MAINTENANCE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL OF THE SITE LANDSCAPING FOR A PERIOD OF 90 DAYS AFTER ALL LANDSCAPING IS INSTALLED. THIS MAINTENANCE SHALL INCLUDE MOWING OF ALL GRASS AREAS, EDGING ALONG PAVED SURFACES, AND BLOWING GRASS AND DEBRIS FROM PAVED SURFACES.

PLANT SCHEDULE

QTY	COMMON NAME	BOTANICAL NAME	MIN. SIZE	SPACING	COND.	COMMENTS
29	Crape Myrtle	Lagerströmia indica	1-1/2" Cal.	As shown	Cont.	# 12, min
8	Sweet Bay Magnolia	Magnolia virginiana	1-1/2" Cal.	As shown	Cont.	# 12, min
64	Casbah Holly	Ilex cornuta 'Casbah'	18" H.	3' o.c.	Cont.	
256	Pink Muhly Grass	Muhlenbergia capillaris	3 Gal.	3' o.c.	Cont.	
34	Loropetalum	Loropetalum chinense	18" H.	4' o.c.	Cont.	
588	Variegated Flax Lily	Diorella lasiocarpa 'Variegata'	1 Gal.	2' o.c.	Cont.	
7	Mexican Fan Palm Tree	Washingtonia robusta	1-1/2" Cal.	As shown	Cont.	# 12, min
121	Dwarf Variegated Azalea	Azalea japonica 'Variegata Nana'	18" H.	3' o.c.	Cont.	
108	Peach Perfection Abelia	Abelia x grandiflora 'Peach Perfection'	1 Gal.	3' o.c.	Cont.	
178	New Gold Lantana	Lantana x Yvrae Gold	1 Gal.	3' o.c.	Cont.	
SOO	Centipede	Eriochloa ophioides	6,881 SF			

Notes:
A. Plant sizes are minimums. The contractor shall meet all size requirements listed. Container sizes shall conform to the requirements set by the Louisiana Nurseryman's Manual for the Environmental Horticulture Industry.
B. All plant material shall conform to the third edition of American Standard for Nursery Stock published by The American Association of Nurserymen.
C. This Plant Schedule is provided to the Landscape Contractor as a convenience and is not guaranteed correct. It is the Landscape Contractor's responsibility to verify all quantities and availability of plants and materials shown on the plan prior to submitting a bid. If selected, the Landscape Contractor shall make provisions necessary to have the necessary material to complete the landscape installation by the established deadline.

Revisions	
#	Date Description

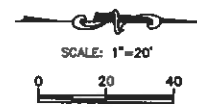
Key Plan

Sheet Title

Landscape Plan

Date: November 23, 2020
Project Number: 220213.00
Drawn By: CSRS
Checked By: CSRS

Sheet



C5.0

© Various Owners/CSRS Projects/Gaming and Leisure Properties (GLP) - Hatched Casino/Design/CS/Overseas/CSO Landscape Planning Nov 23, 2020 - 8:11am

Casino Rouge
Landside Casino
1717 River Rd North,
Baton Rouge, LA
70802

Gaming and Leisure
Properties, Inc.

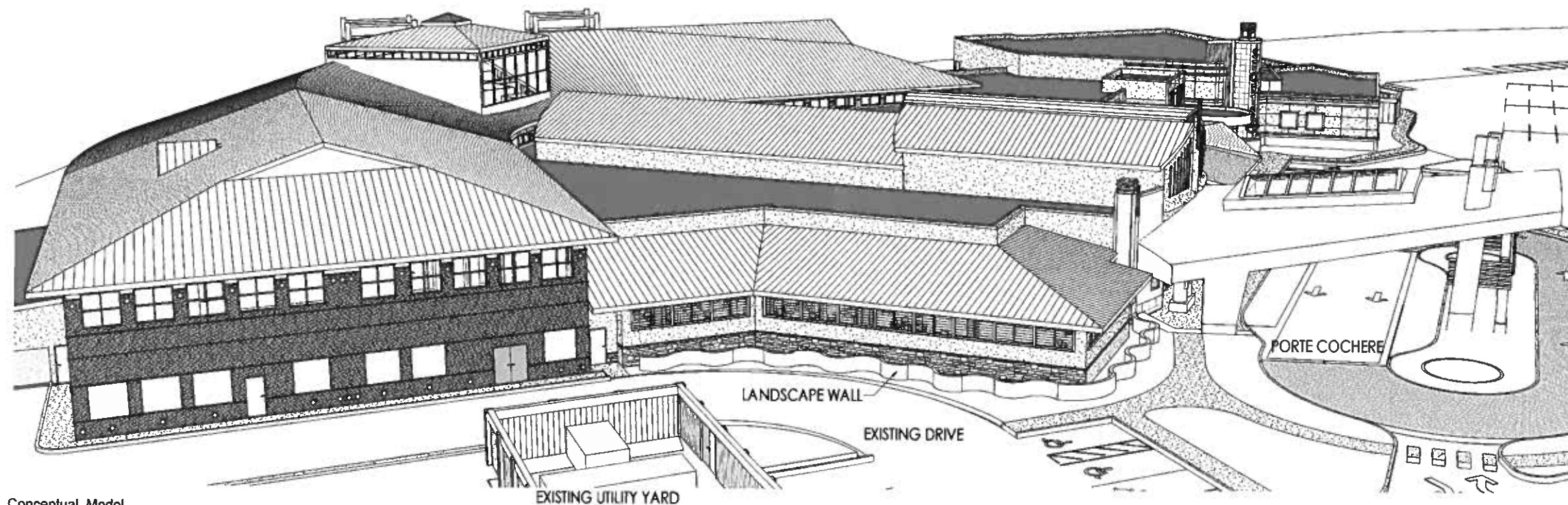


415 HOLLY LN. SUITE 100
WOODBRIDGE, GA 30189
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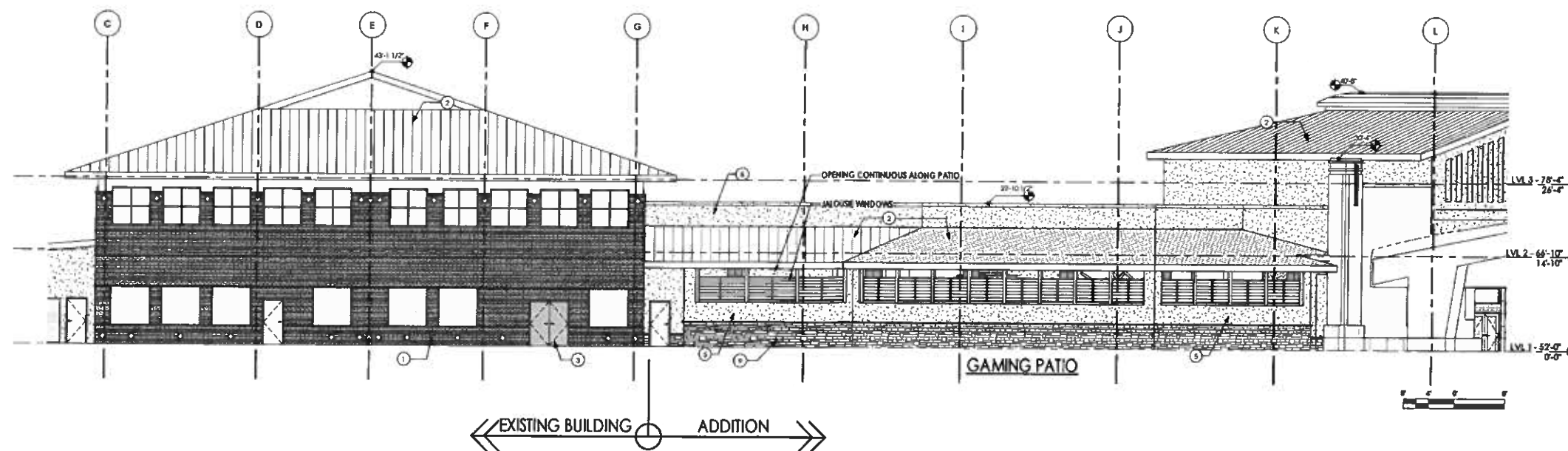


KEYNOTE LEGEND

- | | | |
|-------------------|---|-------------------------|
| EXISTING BUILDING | 1 | MASONRY |
| | 2 | STANDING SEAM MTL. ROOF |
| | 3 | PTD. METAL |
| NEW ADDITION | 5 | EIFS #1 |
| | 9 | STONE #1 (BASE) |



Conceptual Model



Elevation

Revisions	
#	Description

Key Plan

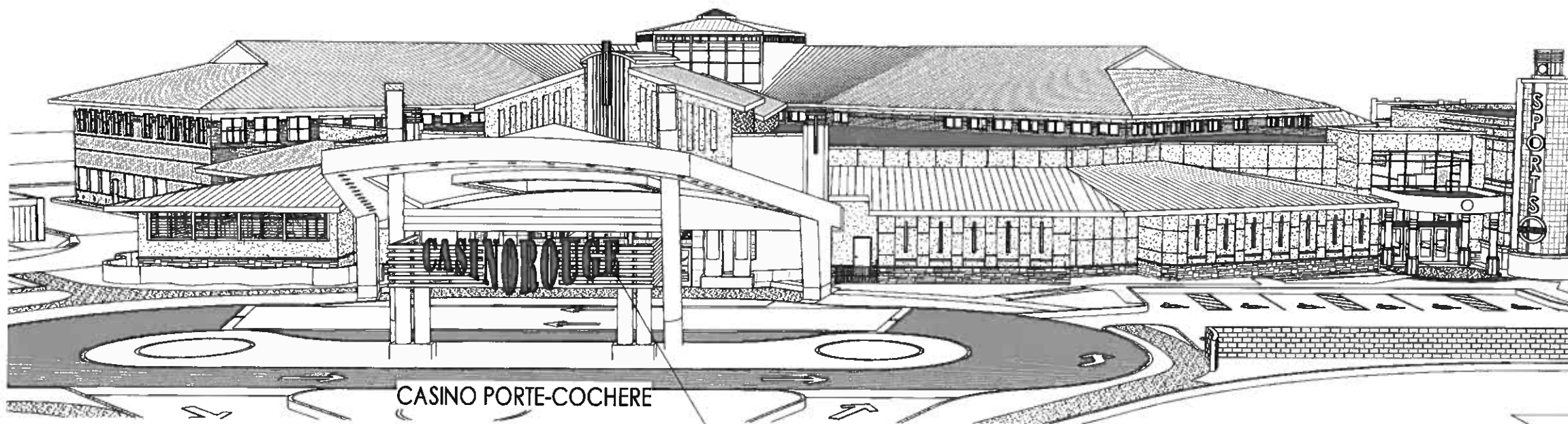
Sheet Title	
Architectural Elevations	
Date	November 23, 2020
Project Number	220213.00
Drawn By	CSRS
Checked By	CSRS
Sheet	

AE-1

Gaming Patio



415 HOLLY LN. SUITE 100
WOODBRIDGE, GA 30189
C/Urban.com



Conceptual Model

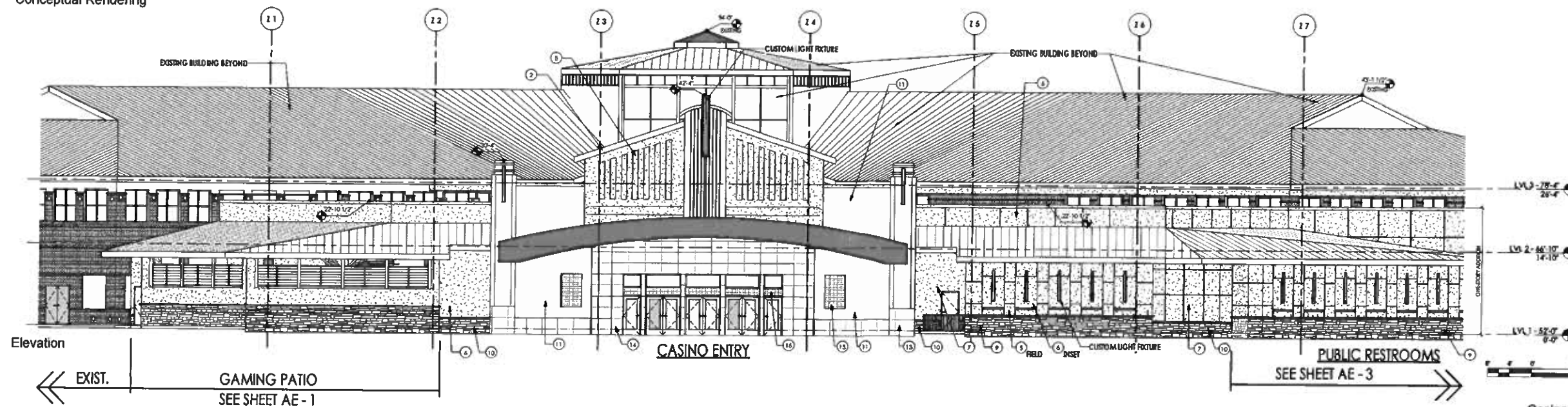
DIMENSIONAL LETTER ON
INDEPENDENT METAL FRAME



Conceptual Rendering

KEYNOTE LEGEND

EXISTING BUILDING	2	STANDING SEAM MTL. ROOF
	5	EIFS #1
	6	EIFS #2
	7	EIFS #3
	9	STONE #1 (BASE)
NEW ADDITION	10	STONE #2 (BASE)
	11	STONE #3 (FINISHED CLADDING)
	13	STONE #4 (FINISHED BASE & TRIM)
	14	GLASS TILES
	15	GLASS TILES



Elevation

← EXIST. →
GAMING PATIO
SEE SHEET AE - 1

CASINO ENTRY

PUBLIC RESTROOMS
SEE SHEET AE - 3

Casino Entry

Revisions	
#	Description

Key Plan

Sheet Title

Architectural Elevations

Date: November 23, 2020
Project Number: 220253.00
Drawn By: CSRS
Checked By: CSRS
Sheet:

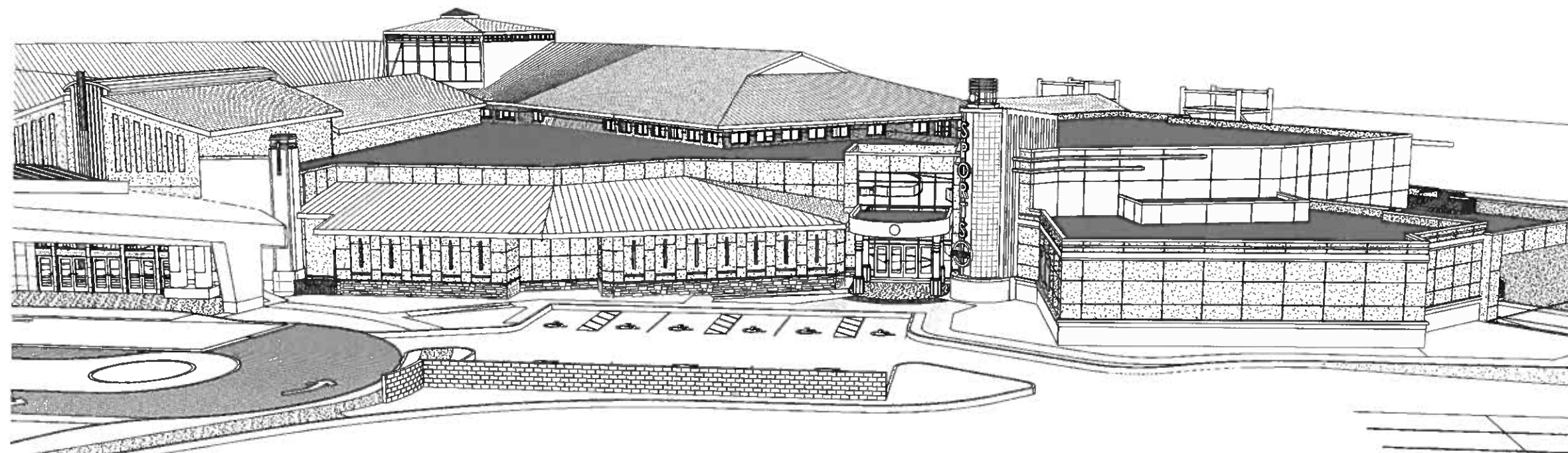


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WOODSTOCK, GA 30189
GLOW.com



KEYNOTE LEGEND

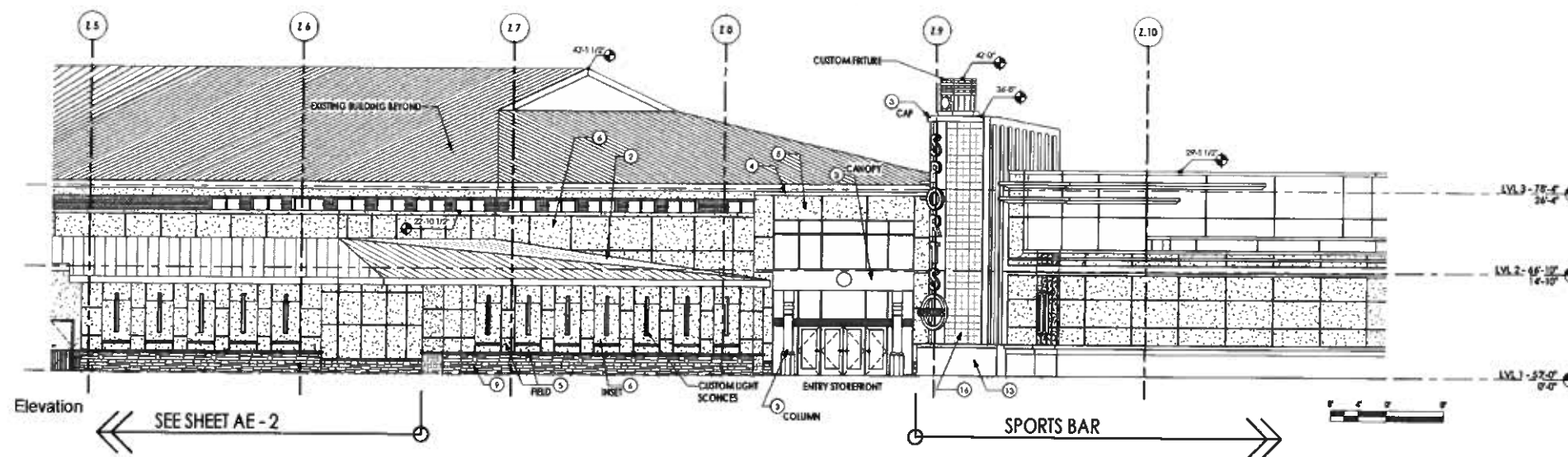
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 - 2 STANDING SEAM MTL. ROOF
 - 3 PTD. METAL
 - 4 PTD. METAL CAP
- NEW ADDITION
 - 5 EIFS #1
 - 6 EIFS #2
 - 9 STONE #1 (BASE)
 - 13 STONE 4 (FINISHED BASE & TRIM)
- SPORTS VENUE
 - 16 EXTERIOR/ GLAZED TILE



CASINO ENTRY
Conceptual Model

NON GAMING ENTRY
(MINORS ALLOWED ENTRY)

SPORTS BAR



Revisions	
#	Description

Key Plan

Architectural Elevations	
Date	November 23, 2020
Project Number	220213.00
Drawn By	CSRS
Checked By	CSRS
Sheet	

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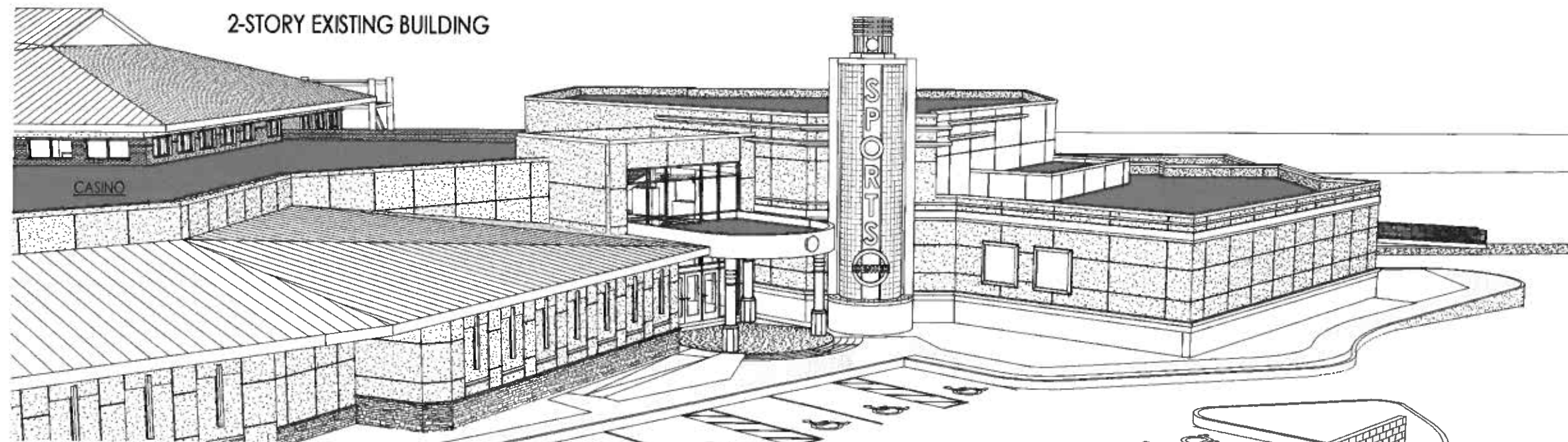
615 HOLLY LN, SUITE 100
WOODSTOCK, GA 30189
CFL.com



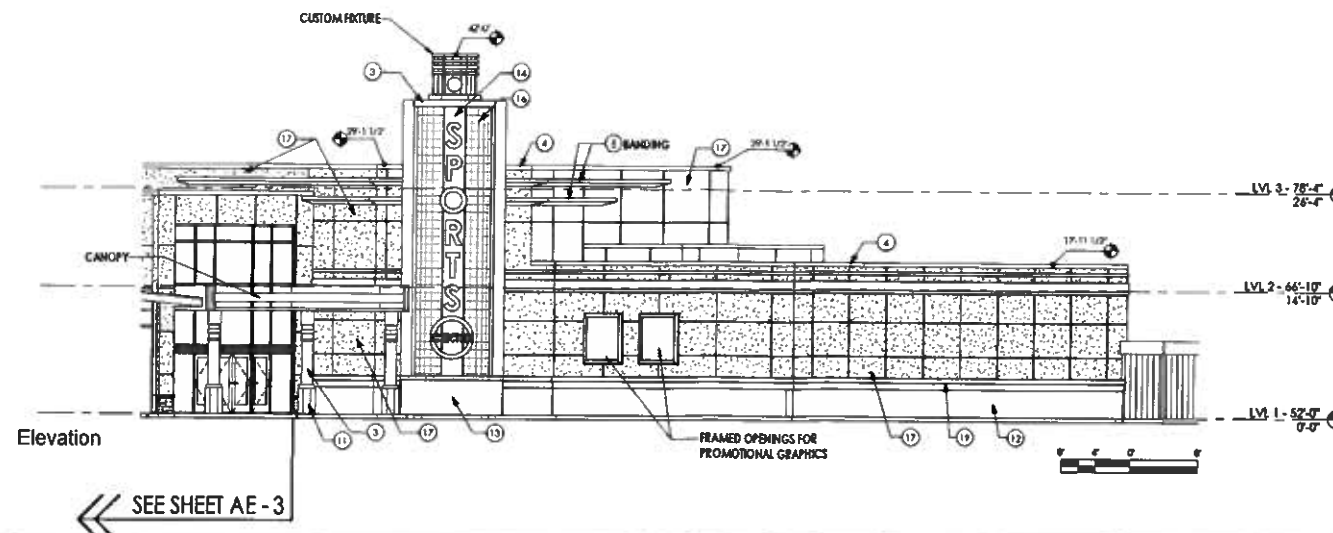
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KEYNOTE LEGEND

- EXISTING BUILDING
 - 3 PTD. METAL
 - 4 PTD. METAL CAP
- NEW ADDITION
 - 5 EIFS #1
 - 11 STONE #3 (FINISHED CLADDING)
 - 12 STONE 3A (BANDING)
 - 13 STONE 4 (FINISHED BASE & TRIM)
 - 14 GLASS TILES
- SPORTS VENUE
 - 16 EXTERIOR/ GLAZED TILE
 - 17 EIFS #5
 - 19 STONE #5A



NON-GAMING ENTRANCE
Conceptual Model



Revisions	
#	Date Description

Key Plan

Sheet Title	
Architectural Elevations	
Date	November 23, 2020
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KEYNOTE LEGEND
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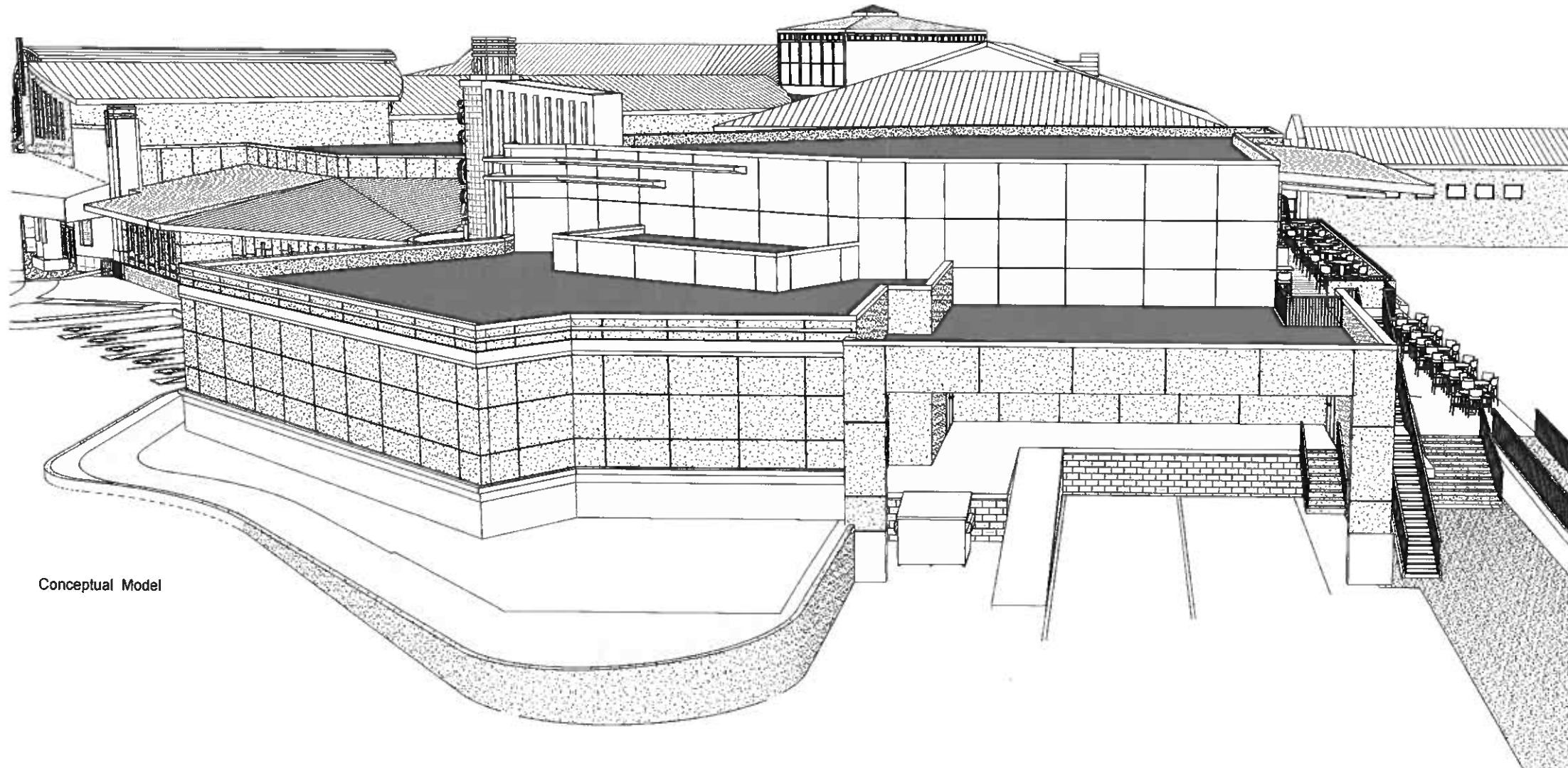
CSRS
 6757 Perkins Road, Suite 200
 Baton Rouge, Louisiana 70808
 Telephone: 225 769-0546
 www.csrsinc.com
 Project

Casino Rouge
 Landside Casino
 1717 River Rd North,
 Baton Rouge, LA
 70802

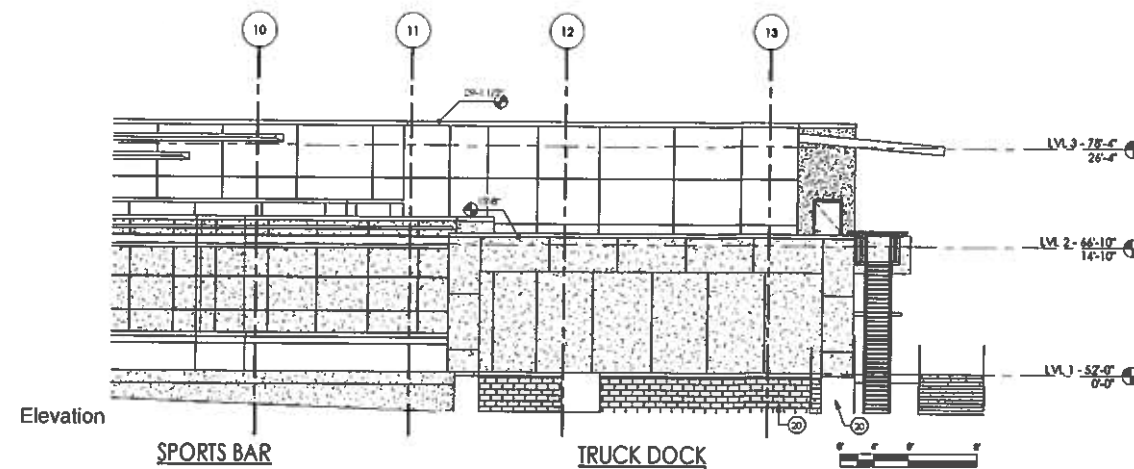
Client
 Gaming and Leisure
 Properties, Inc.



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 WOODSTOCK, GA 30189
 GL.com



Conceptual Model



Elevation

SPORTS BAR

TRUCK DOCK

Revisions	
#	Description

Key Plan

Sheet Title	
Architectural Elevations	
Date	November 23, 2020
Project Number	220213.00
Drawn By	CSRS
Checked By	CSRS
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Delivery Dock

AE-5

Casino Rouge
Landside Casino
1717 River Rd North,
Baton Rouge, LA
70802

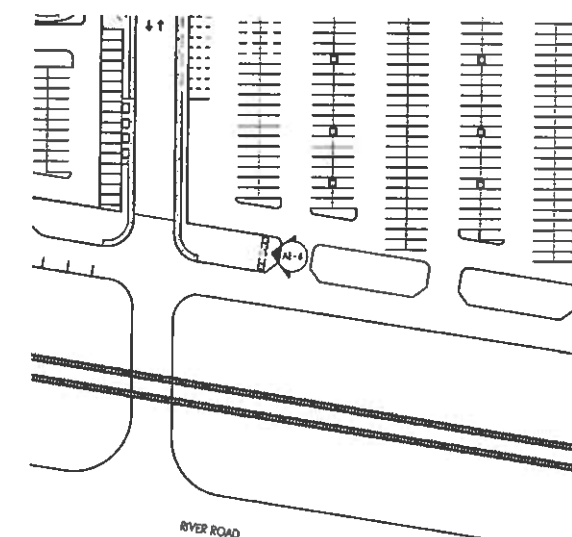
Gaming and Leisure
Properties, Inc.



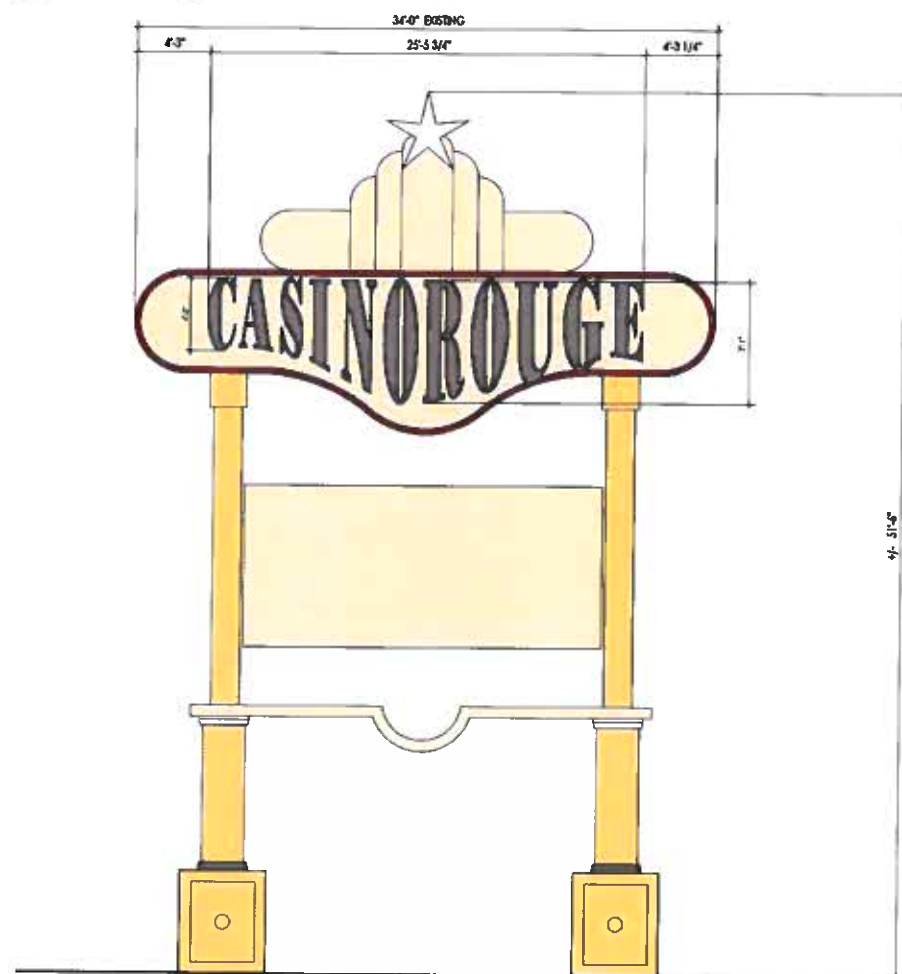
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WOODSTOCK, GA 30189
CPL.com



2 3D View CASINO ROUGE MONUMENT SIGN
AE-6 Conceptual Rendering



3 SITE PLAN CASINO MONUMENT SIGN
AE-6 1" = 60'



1 CASINO ROUGE MONUMENT SIGN ELEVATION
AE-6 1/4" = 1'-0"



EXISTING MONUMENT SIGN

Revisions	
#	Description

Key Plan

Sheet Title	
Architectural Elevations	
Date	November 23, 2020
Project Number	15846-00
Drawn By	CPL
Checked By	CPL
Sheet	