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C4.0R3	BUILDING ELEVATIONS

PLANNING SUMMARY	
ACREAGE	±538.09 ACRES
EXISTING ZONING	PLD RURAL
FUTURE LAND USE	NC, M.U. RN
CHARACTER AREA	SUBURBAN
ADJOINING ZONING	PLD RURAL
NUMBER OF UNITS	670
TOTAL BUILDING S.F.	692,500
DENSITY/INTENSITY (COMMERCIAL)	1,202 SF/ACRE
BUILDING HEIGHT	VARIES (14' - 210')
NUMBER OF STORIES	VARIES (1 - 14)
PROPOSED USE	PLD (RE: C3.0R3 FOR INFORMATION)

DESIGN TEAM	
OWNER	Penn National Gaming, Inc. dba L'Auberge Casino & Hotel Baton Rouge 777 L'Auberge Ave. Baton Rouge, LA 70802 c/o Glenn Hanna hanna@pennnationalgaming.com t 985.291.7777
DEVELOPER	PLP, LLC 7138 Washington Ave. New Orleans, LA 70129 George Schomson george@plp.com t 504.207.1133
CIVIL ENGINEER	Stantec Consulting 1200 Brickyard Lane Suite 420 Baton Rouge, LA 70802 Karl Roe, PE karl.roe@stantec.com t 225.765.7400 f 225.765.7244
ENVIRONMENTAL	Natural Resource Professionals, LLC 4624 Johnson Avenue Baton Rouge, LA 70808 ALISSA BERTHELOT, PWS ABERTHELOT@NRP-LLC.COM t 225.926.5313

UTILITY NOTES			
WATER	BATON ROUGE WATER COMPANY 8755 GOODWOOD BOULEVARD BATON ROUGE, LA 70896 CONTACT MARGIE SWANSON TELEPHONE (225) 231-0304	ELECTRIC	ENTERGY 446 NORTH BOULEVARD BATON ROUGE, LA 70802 CONTACT AARON LOEGE TELEPHONE (225) 346-3928
SEWER	EBR C.P. DEPT. OF PUBLIC WORKS 1100 LAUREL STREET BATON ROUGE, LA 70802 CONTACT ADAM SMITH TELEPHONE (225) 389-5623	COMMUNICATIONS	AT&T 5550 S. SHERWOOD FOREST BLVD. ROOM 231 BATON ROUGE, LA 70816 CONTACT JOEL HANBERRY TELEPHONE (225) 296-4930
GAS	ENTERGY 446 NORTH BOULEVARD BATON ROUGE, LA 70802 CONTACT AARON LOEGE TELEPHONE (225) 346-3928	COX COMMUNICATIONS	1906 ERASTE LAUNDY ROAD LAFAYETTE, LOUISIANA 70566 CONTACT BYRON VENTRESS TELEPHONE (225) 266-0608

L'AUBERGE BATON ROUGE PLANNED UNIT DEVELOPMENT (PUD 1-09) CONCEPT PLAN - REVISION 3

TRACTS A-1, A-2-A, A-2-B, A-3, Y, B-1, A, C-1, C-2, C-3, D AND X
LOCATED IN SECTION 40, 41, 43, 44, 77 & 78
TOWNSHIP 8 SOUTH, RANGE 1 EAST
GREENSBURG LAND DISTRICT
EAST BATON ROUGE PARISH, LOUISIANA

RIVER ROAD AND GARDERE LANE AT MISSISSIPPI RIVER

FOR



PENN NATIONAL GAMING, INC.
825 BERKSHIRE BOULEVARD
WYOMISSING, PA 19610

SEPTEMBER 2021

NOTE: ALL ACREAGE SHOWN AND DERIVED HEREON ARE BASED ON RECORDED MAPS LISTED ON SHEET C2.0

REVISION #3: (SEPTEMBER 8, 2021)

- REVISION TO CONCEPT PLAN APPROVED BY PLANNING COMMISSION ON NOVEMBER 12, 2012, REVISED TO:
- TOTAL ACREAGE DECREASED FROM 576.09 TO 538.09 (-7%) TO REFLECT RIVER ROAD DEDICATION AND FLUCTUATIONS IN MISSISSIPPI RIVER WATER SURFACE ELEVATION IN ACCORDANCE WITH RECENT RECORDED MAPS
 - TABLE OF USE CHART REVISED TO MATCH APPLICATION
 - COMMERCIAL AND OFFICE USES COMBINED
 - ACREAGE IN TABLE OF USES UPDATE TO BE CALCULATED ON ZONE USAGE INSTEAD OF BUILDING SQUARE FOOTAGE, IN ACCORDANCE WITH UPDATED UNIFIED DEVELOPMENT CODE STANDARDS
 - LOW-DENSITY RESIDENTIAL ACREAGE DECREASED FROM 171.27 TO 111.86 (-35%)
 - MID-DENSITY RESIDENTIAL ACREAGE INCREASED FROM 15.88 TO 16.21 (+2%)
 - COMMERCIAL/OFFICE ACREAGE INCREASED FROM 12.74 TO 235.91 (+1364%)
 - OPEN SPACE ACREAGE DECREASED FROM 360.17 TO 174.11 (-52%)
 - PUBLIC SEMI-PUBLIC ACREAGE PREVIOUSLY ALLOTTED FOR RIVER ROAD REDUTE HAS BEEN DEDICATED TO EAST BATON ROUGE PARISH; THEREFORE, IS NO LONGER A PART OF THE PUD DEVELOPMENT
 - ZONE 1 DECREASE FROM 164.32 ACRES TO 148.55 ACRES (-10%)
 - ZONE 2 INCREASE FROM 14.72 ACRES TO 73.72 ACRES (+401%) AND ADDED RECREATIONAL VEHICULAR PARK TO LIST OF ALLOWABLE USES
 - ZONE 3 INCREASE FROM 12.52 ACRES TO 32.42 ACRES (+159%)
 - ZONE 4 INCREASE FROM 110.19 ACRES TO 180.33 ACRES (+64%)
 - ZONE 5 DECREASE FROM 208.81 ACRES TO 83.58 ACRES (-70%)
 - ZONE 6 DECREASE FROM 43.37 ACRES TO 39.50 ACRES (-9%)
 - ZONE 7 ABSORBED INTO ZONE 3
 - COMMERCIAL BUILDING SQUARE FOOTAGE INCREASED FROM 692,500 TO 731,900 (+6%) TO ALLOW FOR CABINS AND SUPPORT BUILDINGS IN ZONE 2
 - PROPOSED NUMBER OF BUILDINGS INCREASED FROM 20 TO 50 (+150%) TO ALLOW FOR CABINS AND SUPPORT BUILDINGS IN ZONE 2
 - CIRCULATION PLAN REVISED TO ALLOW FOR REVISIONS LISTED ABOVE

APPROVED:
RYAN L. HOLCOMB, AICP, PLANNING DIRECTOR DATE
OR HIS DESIGNEE
CITY-PARISH PLANNING COMMISSION FILE # 53126

REVISION #1: (OCTOBER 7, 2010)

REVISION TO CONCEPT PLAN APPROVED BY PLANNING COMMISSION ON MAY 18, 2009 AND BY METROPOLITAN COUNCIL ON JUNE 17, 2009, REVISED TO:

- AMENDED ZONES 1 & 5 TO ALIGN WITH PROPOSED FINAL DEVELOPMENT PLAN

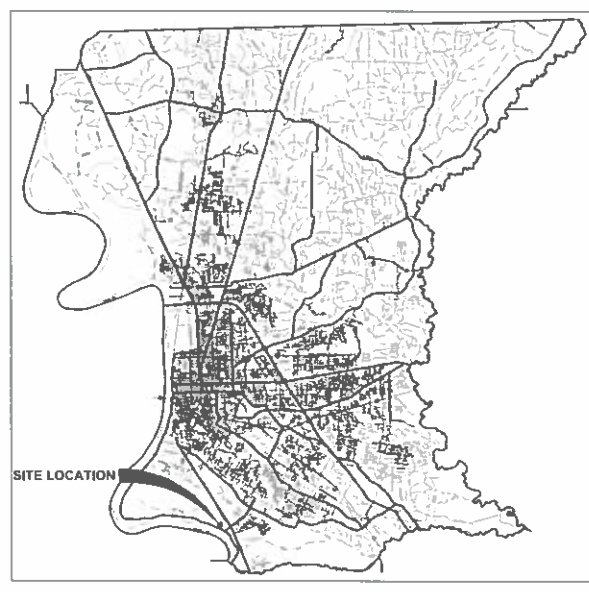
APPROVED:
S/ GLENN HANNA OCTOBER 22, 2010
TROY L. BUNCH, PLANNING DIRECTOR DATE
OR HIS DESIGNEE
CITY-PARISH PLANNING COMMISSION FILE #

REVISION #2: (NOVEMBER 13, 2012)

REVISION TO CONCEPT PLAN APPROVED BY PLANNING COMMISSION ON OCTOBER 7, 2010, REVISED TO:

- ADDED ZONE 7 TO ALLOW FOR COMMERCIAL/RETAIL PARKING, SUPPORT SERVICES (STORAGE) AND RESIDENTIAL
- AMENDED ZONE AREAS (9) AND LOW DENSITY RESIDENTIAL TO REFLECT CHANGES AND MAINTAIN PREVIOUSLY APPROVED NUMBER OF UNITS
- UPDATED RESIDENTIAL DENSITIES TO REFLECT NEW ZONE

APPROVED:
S/ KENNETH MOYER NOVEMBER 13, 2012
TROY L. BUNCH, PLANNING DIRECTOR DATE
OR HIS DESIGNEE
CITY-PARISH PLANNING COMMISSION FILE #

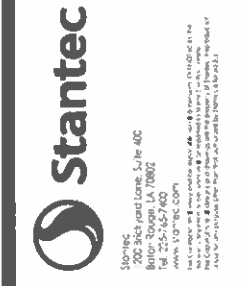


EAST BATON ROUGE PARISH MAP
SCALE: 1"=20.000'



QUADRANGLE MAP
SCALE: N.T.S.

*NOTE: PREVIOUS VERSION BASED ON SQUARE FOOTAGE OF BUILDING, NOT COMMERCIAL ZONE SQUARE FOOTAGE. EFFECTIVE COMMERCIAL SQUARE FOOTAGE INCREASE IS 30% (81.28 AC TO 235.90 AC)



NOIS	DATE	BY	REVISION
1	10/22/2010	GLENN HANNA	REVISION #1
2	11/13/2012	KENNETH MOYER	REVISION #2
3	09/08/2021	RYAN L. HOLCOMB	REVISION #3

NOIS	DATE	BY	REVISION
1	10/22/2010	GLENN HANNA	REVISION #1
2	11/13/2012	KENNETH MOYER	REVISION #2
3	09/08/2021	RYAN L. HOLCOMB	REVISION #3



Client/Project: Penn National Gaming, Inc.
PUD (1-09) - CONCEPT PLAN SUBMITTAL - R3
Baton Rouge, Louisiana
Project No: 215616827
Scale: 1"=20.000'
Date: 09/08/2021
Title: TITLE SHEET

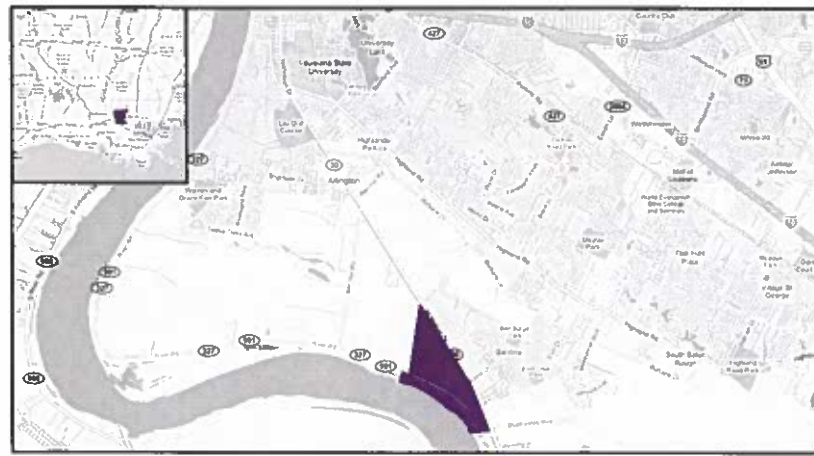
Revision: R3 Sheet: 1 of 1
Drawing No: C1.0

PC Set 9-28-2021



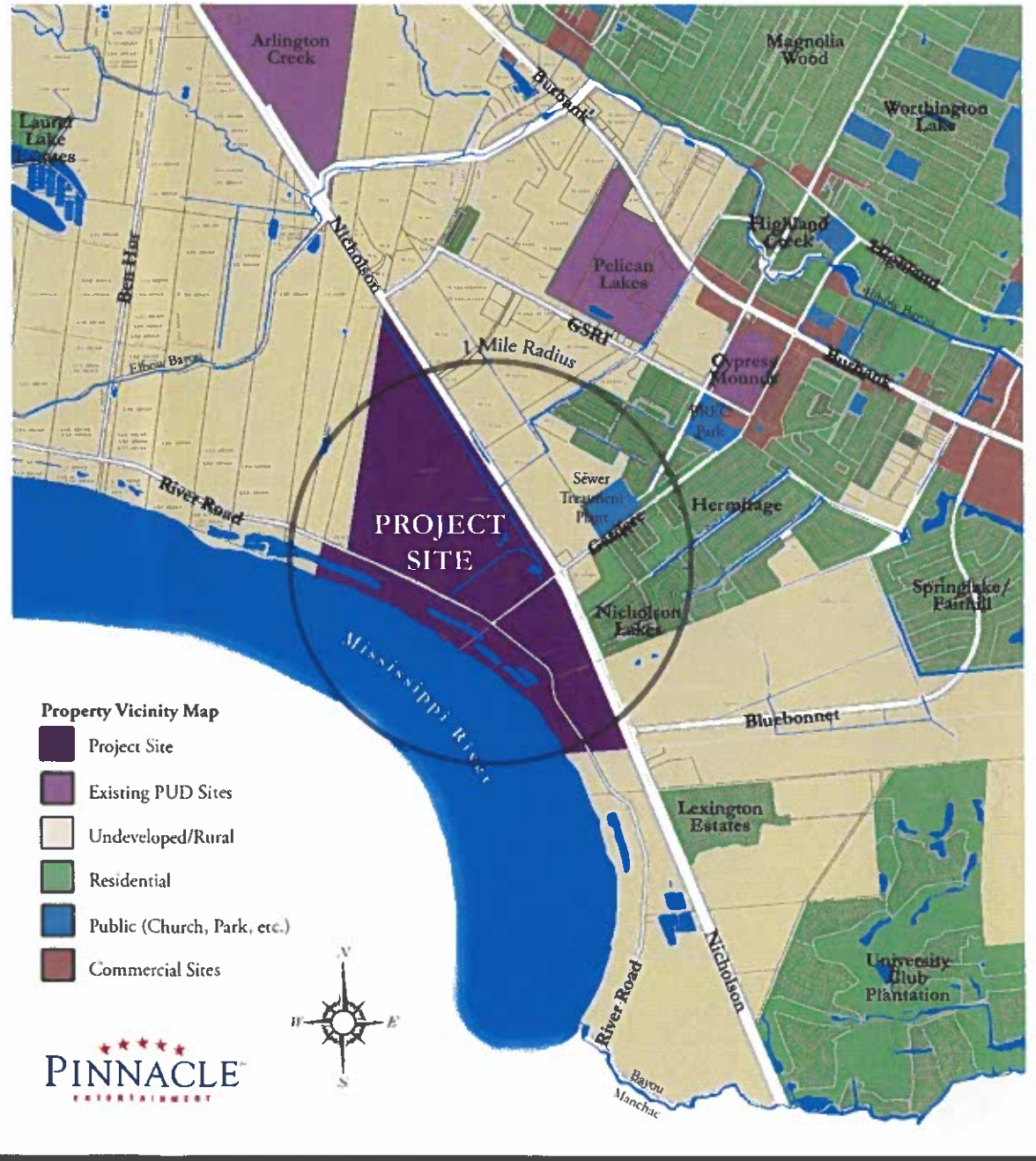
Property Aerial

600 yards



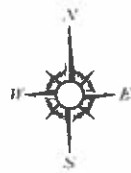
State of Louisiana
Parish of East Baton Rouge

Baton Rouge Vicinity Map
Scale: N.T.S.



Property Vicinity Map

- Project Site
- Existing PUD Sites
- Undeveloped/Rural
- Residential
- Public (Church, Park, etc.)
- Commercial Sites



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Tel: 225-422-7400
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NOTES
OPPC: 1820R70658
1820R70646
1820R70647
1820R70651
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7	11/14/17	MM		ISSUED
8	11/14/17	MM		ISSUED
9	11/14/17	MM		ISSUED

Permit/Seal



Client/Project:
Perin National Gaming,
Inc.
PUD (1-09) - CONCEPT
PLAN SUBMITTAL - R3
Baton Rouge, Louisiana

Project No. 215616827
Drawing No. 01-VLN-0105

Scale:
Overall: 1" = 200'
Detail: 1" = 40'

Title:
VICINITY MAPS

Revision: R3 Sheet:
Drawing No.:

C1.1



Bird's Eye Site View - Facing North



Bird's Eye Site View - Facing West



Bird's Eye Site View - Facing South



Bird's Eye Site View - Facing East



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NOBS
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Client/Project
 Penn National Gaming
 Inc.
 PUD (1-09) - CONCEPT
 PLAN SUBMITTAL - R3
 Baton Rouge, Louisiana

Project No.: 215616827
 File Name: C1.2_BIRD'S EYE VIEWS
 Scale:

Date: 11/11/2020
 Drawn: AM
 Title: BIRD'S EYE VIEWS

Revision: R3 Sheet:
 Drawing No.

C1.2



Casino and Hotel Day View



Casino and Hotel Night View



Proposed Hotel Entrance



Narrative

VISION – *“A vibrant new community that captures the natural beauty of the surrounding landscape.”*

The PNK (Baton Rouge) Partnership project is envisioned as a new community along the Mississippi River that captures the natural beauty of the surrounding landscape to establish a vibrant new leisure district. Responding to its location in the Mississippi River Delta, the Project includes water features and lush landscaping that are inspired by the sense of mystery and intrigue of the local bayous. It further blends the city's rich historical elements with contemporary pieces to create a mosaic of Baton Rouge's diverse culture that will serve as a destination attracting both residents and tourists.

PLANNING GOALS – *“By gently blending landscape and architecture, the Project is able to offer a full range of uses and amenities that will serve residents and visitors.”*

The full development is planned to include:

- A village green for outdoor entertainment and community events;
- Apartments and live/work units above the village green;
- Single-family residences clustered around parks;
- A pedestrian oriented town center with a variety of shops and restaurants;
- A world-class hotel and casino;
- A health club and spa;
- A tennis club and a country club.
- Equally important are the natural spaces, such as the potential equestrian center and horse riding trails; generously landscaped parks, parkways, waterways, walk paths and bike paths; and protected wetlands and batters along the river
- A dynamic destination that will create a memorable place for residents and visitors in Baton Rouge
- An RV park

PROJECT DESCRIPTION – *“Water, trees and other natural elements blend with architecture that rises out of the ground to blur the lines between the natural and built environments.”*

PNK (Baton Rouge) Partnership is proposing a Planned Unit Development (PUD) on more than 500 acres defined as river levee, pasture, native trees and the historic Longwood Plantation. The project is located on the southern Parish line of East Baton Rouge near Mississippi River mile 217 and nestled between the river, Nicholson Drive (LA 30) and adjacent large rural-estate tracts. Existing site features, in addition to those mentioned above, include River Road (LA 327), Illinois Central Railroad, and Gardere Lane (LA Spur 327).

To reinforce the city's character and strong sense of community, the Project combines natural elements inspired by the landscape of meandering streams, marshes, and native trees with buildings that rise out of the ground and feature generous verandas, tall windows and steeply pitched roofs. The architecture, excluding the casino and hotel, is designed to be reminiscent of the area's historic French Colonial architecture, which is well suited to the climate and creates a natural connection between landscape and building.

Blurring the lines between the natural and built environments, the Project's 430 low density residential units are set in a landscape of mature trees surrounded by over 200 acres of recreational and open space connected to the village green by tree-lined drives, walks and bike paths. Residential clusters are planned around parks each with their own character and connection to potential activities such as golf, tennis and equestrian.

“The town center and village green serve as a dynamic heart and gathering place for residents and visitors.”

The town center and village green form the heart of the new community. The town center adds a dynamic dimension to the larger landscape by creating a more urban and village-like scale that is animated by water features and a range of exciting activities. The town center wraps the 14 acre village green with a shaded promenade that is lined by 275,000 square feet of retail and 240 upper-level residential units that offer views of this townscape, lake and green beyond. The promenade serves as a primary connection that links the casino and hotel with the town center, health club, golf course and tennis club.

“A world-class hotel and restaurants offer sweeping views of the river.”

River Road, which follows the Mississippi River, is planned to wind through the town center and village green, thereby connecting each to the larger community and providing access to the village shops on one side and 160,000 square feet of commercial/office space (includes gaming, entertainment, food and beverage) and 200 hotel units on the other. Hotel and casino guests arrive via raised drives, level with the levee top, and convenient parking near River Road. Located on either side of the levee, both the hotel and casino offer dramatic views of the river. Additionally, restaurants atop the casino, open to a terrace overlooking the river, and the hotel restaurants offer views to the cascading pools of the village green. Approximately 25,000 square feet of mechanical and shared parking for 3,379 spaces, in addition to the private residential parking, will support the needs of the developed site.

“The PNK (Baton Rouge) Partnership project's unique experiences will create a multi-faceted destination that complements the city. It will also create a memorable new gathering place – for both residents and visitors – that will make people want to come back over and over again.”



Proposed Casino Entrance



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 Baton Rouge, LA 70802
 Phone: 225.383.7800
 Fax: 225.383.7800
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NOIES	DATE	BY	APP'D	REVISION
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Client/Project:
 Penn National Gaming, Inc.
 PUD (1-09) - CONCEPT PLAN SUBMITTAL - R3
 Baton Rouge, Louisiana

Project No.: 215616827
 Scale:
 Title:
 VISION AND GOALS

Revision: R3 Sheet:
 Drawing No:
C1.3

Narrative - cont'd
INFRASTRUCTURE

Access & Circulation: Smart Growth principals are included in the planning of the PNK (Baton Rouge) Partnership project. Non-vehicular friendly circulation is an important principal that is considered in this project. A meandering pedestrian circulation system will connect all of the development zones while promoting access to the natural habitats within the site. Bicycle paths adjacent to the major vehicular routes provide inter-site access. Provisions for future continuation of the Mississippi River Trail along the top of the levee will also provide a scenic route for bicyclists and pedestrians.

River Road will be re-aligned to allow for development of the hotel, town center and village green. The new section through the town center will be an attractive boulevard section with round-a-bouts at key road and drive intersections. These improvements will require further coordination with local and state agencies. All roads interior to the development will conform to current UDC requirements.

Water: The Baton Rouge Water Company (BRWC) currently has a 16 inch line located at the intersection of Nicholson Drive and Gardere Lane. Subject to final design and construction scheduling considerations, Phase One of the development will be served from this point. BRWC is also in the process of extending a major line to the intersection of Nicholson Drive and GSRI Road, with an estimated completion time of approximately 12 to 15 months. It is planned to eventually loop this line into the previously mentioned location. With an anticipated build out time frame for the proposed PUD of 8 years, there should be ample water capacity to serve the entire development.

Sewer: There is an existing 12 inch force main located at the intersection of Nicholson Drive and Gardere Lane. There is also an STN force main located at the intersection of Nicholson Drive and GSRI Road, both going to the South Treatment Plant. City-Parish is currently planning modifications to the existing system in the area that should allow for adequate capacity to accommodate the anticipated flow from the proposed development. A master plan for sewer design for the proposed development will be coordinated with the City-Parish considering the timing of the development with that of system modifications so as to provide adequate capacity for the development as required.

Communications, Electricity & Gas: Cox communications and AT&T provide cable and phone services, respectively, to the site along Nicholson Drive. Entergy Gas is the gas service provider for this area. Entergy has an electrical substation near the intersection of Gardere Lane and Nicholson Drive. All of these utilities will be extended through the development and adequate capacity is anticipated for the development.

COMMUNITY PARTICIPATION

On February 9, 2008, East Baton Rouge Parish voters approved the opportunity for Pinnacle Entertainment to locate a casino and mixed-use development in the parish. This PUD is the formal zoning request to include the developments approved by the voters. PNK (Baton Rouge) Partnership is open to meet with any interested or concerned neighborhood party or group, especially their neighbors in Metro District 3. At least four public meetings, in addition to Planning Commission and Metro Council, are scheduled within the weeks prior to the Planning Commission public hearing.

PHASING

The PNK (Baton Rouge) Partnership land development is over 500 acres that will consist of a series of phases that will make it a long term project that will meet current entertainment and hospitality demands as well as future commercial and residential needs of Baton Rouge. The PUD will have at least four phases of growth as indicated below, but may be adjusted to meet market demands. The sidewalks, landscaping, and standard site amenities will be specified and constructed within each phase conforming to current UDC requirements. The phases are as follows:

Phase One

Phase One will consist of all the commercial/office space, including the casino, listed in Zone 1 and 100 hotel units. Basic infrastructure requirements to operate the site will also be developed during this phase along with the relocation River Road and access drives to the casino and hotel.

Phase Two

Phase Two is the development of an RV park as identified in Zone 2. The park will consist of approximately 150 luxury RV sites with amenities that include two swimming pools, a lazy river, a fishing pond, and other outdoor recreation.

Phase Three

Phase Three is development of the town center and all uses listed as Zone 3 in addition to the remaining 100 hotel rooms of Zone 1. The circulation loop around the village green and town center will be completed and this phase will also include part of the residential and recreation/open spaces acknowledged in Zones 4 and 5.

Phase Four

The Phase Four development is anticipated to be the final phase of development and complete the remaining infrastructure as well as all remaining uses of Zones 4, 5 and 6.

EXISTING SITE CONDITIONS

The current land cover of the site is mostly grassland, shrub/scrub, and forested areas. A small portion of the site is paved and a few buildings are located on the southeastern portion of the site. Most of the soil is Soil Group D (65%), with some Soil Group C (35%). The site is relatively flat, however 15% slopes exist along the length of the levee and moderate slopes run along the railroad to the northeast.

HORIZON LAND USE STATEMENT

The majority of the site (~/- 380 acres) currently has a Horizon Land Use designation of PUD, and therefore, is in compliance with the Horizon Land Use Plan. The remaining area (~/- 197 acres around the existing plantation homes) has a Horizon Land Use designation of Residential Estate/Agriculture, therefore, must be amended accordingly. Given that 225 acres (or 39% of the overall area), which includes most of the area around the plantation homes, is being designated as Recreation/Open Space, this amendment will have virtually no impact on the intent of the Master Plan and its components, nor on the goals and policies for development of the parish.



Proposed Retail Street View



Proposed Architecture



Proposed Architecture

Stantec
300 West Lakeside Blvd. 4th Fl.
Baton Rouge, LA 70802
Tel: 225-657-4800
www.stantec.com

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CPRC
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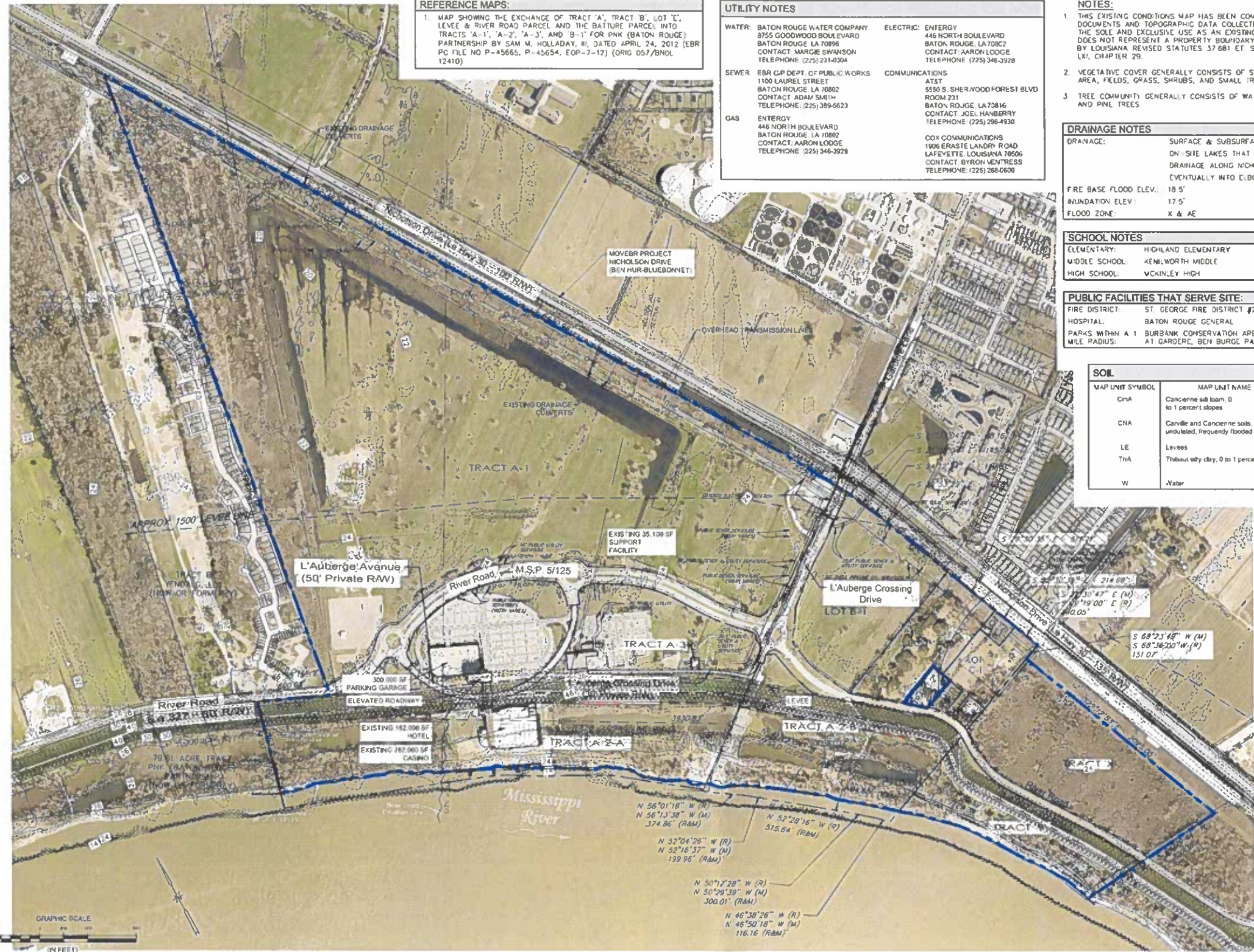
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Permit/Seal

Client/Project
Penn National Gaming, Inc.
PUD (1-09) - CONCEPT PLAN SUBMITTAL - R3
Baton Rouge, Louisiana

Project No.: 215616827
File Name: C1 - VISION AND GOALS
Scale:
Date: 01/11/09
Title: VISION AND GOALS

Revision: 83 Sheet:
Drawing No.: **C1.4**



REFERENCE MAPS:
 1. MAP SHOWING THE EXCHANGE OF TRACT 'A', TRACT 'B', LOT 'E', LEVEE & RIVER ROAD PARCEL AND THE BATURE PARCEL INTO TRACTS 'A-1', 'A-2', 'A-3', AND 'B-1' FOR PNK (BATON ROUGE) PARTNERSHIP BY SAM M. HOLLADAY, II, DATED APRIL 24, 2012 (EBR PC FILE NO P-45665, P-45654, EOP-7-12) (ORIG 057/BNOL 12410)

UTILITY NOTES

WATER: BATON ROUGE WATER COMPANY
 8755 GOODWOOD BOULEVARD
 BATON ROUGE, LA 70896
 CONTACT: MARGIE SWANSON
 TELEPHONE: (225) 231-0304

SEWER: EBR GP DEPT. OF PUBLIC WORKS
 1100 LAUREL STREET
 BATON ROUGE, LA 70802
 CONTACT: ADAM SMITH
 TELEPHONE: (225) 389-5623

GAS: ENTERGY
 448 NORTH BOULEVARD
 BATON ROUGE, LA 70802
 CONTACT: AARON LODGE
 TELEPHONE: (225) 346-3928

ELECTRIC: ENTERGY
 448 NORTH BOULEVARD
 BATON ROUGE, LA 70802
 CONTACT: AARON LODGE
 TELEPHONE: (225) 346-3928

COMMUNICATIONS:
 AT&T
 5550 S. SHERWOOD FOREST BLVD
 ROOM 231
 BATON ROUGE, LA 70816
 CONTACT: JOEL HANBERRY
 TELEPHONE: (225) 296-4930

COX COMMUNICATIONS:
 1906 ERASTE LANDRY ROAD
 LAFEYETTE, LOUISIANA 70506
 CONTACT: BYRON VENTRESS
 TELEPHONE: (225) 268-0600

NOTES:

- THIS EXISTING CONDITIONS MAP HAS BEEN COMPILED FROM REFERENCE DOCUMENTS AND TOPOGRAPHIC DATA COLLECTED IN THE FIELD FOR THE SOLE AND EXCLUSIVE USE AS AN EXISTING CONDITIONS MAP AND DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY AS DEFINED BY LOUISIANA REVISED STATUTES 37:681 ET SEQ., TITLE 48, PART LXI, CHAPTER 29.
- VEGETATIVE COVER GENERALLY CONSISTS OF STORMWATER DETENTION AREA, FIELDS, GRASS, SHRUBS, AND SMALL TREES.
- TREE COMMUNITY GENERALLY CONSISTS OF WATER OAK, LIVE OAK, AND PINE TREES.

DRAINAGE NOTES

DRAINAGE: SURFACE & SUBSURFACE TO PROPOSED ON-SITE LAKES THAT OUTFALL TO EXISTING DRAINAGE ALONG NICHOLSON HWY. & EVENTUALLY INTO ELBOW BAYOU

FIRE BASE FLOOD ELEV.: 18.5'

INUNDATION ELEV.: 17.5'

FLOOD ZONE: X & AE

SCHOOL NOTES

ELEMENTARY: HIGHLAND ELEMENTARY

MIDDLE SCHOOL: KENILWORTH MIDDLE

HIGH SCHOOL: WCKINLEY HIGH

PUBLIC FACILITIES THAT SERVE SITE:

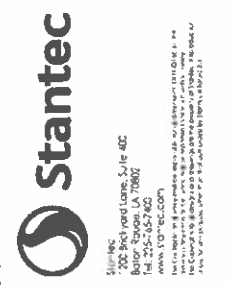
FIRE DISTRICT: ST. GEORGE FIRE DISTRICT #2

HOSPITAL: BATON ROUGE GENERAL

PARKS WITHIN A 1 MILE RADIUS: BURBANK CONSERVATION AREA, HARTLEY/VEY PARK AT GARDERE, BEN BURGE PARK

SOIL

MAP UNIT SYMBOL	MAP UNIT NAME	PERCENT OF AOI
CmA	Cancienne silt loam, 0 to 1 percent slopes	54.9%
CNA	Canville and Cancienne soils, gently undulating, frequently flooded	11.2%
LE	Levees	6.1%
ThA	Thibaut silt clay, 0 to 1 percent slopes	23.8%
W	Water	4.1%
		100%



NOBS

CPCC:

NOBS	DATE	BY	REVISION
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1620870667			
1620870668			
1620870669			
1620870670			
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1620870679			
1620870680			



Client/Project: Penn National Gaming, Inc.
PUD (1-09) - CONCEPT PLAN SUBMITTAL - R3
 Baton Rouge, Louisiana

Project No.: 215616827

Scale:

Title: EXISTING CONDITIONS

Revision: R3 Sheet: C2.0

Drawing No.: C2.0

GENERAL NOTES

- SEE EXISTING CONDITIONS SHEET (C-2.0) FOR REFERENCE MAP INFORMATION
- SEE SHEETS C-1.3 AND C-1.4 FOR PUD VISION AND GOALS.
- PER INFORMATION PROVIDED BY EAST BATON ROUGE PLANNING DEPARTMENT, THE FOLLOWING INFORMATION IS PROVIDED:
- THE PARCEL OF LAND AS SHOWN HEREON IS ZONED PUD-1-09
- THE INFORMATION SHOWN ON THIS MAP HAS BEEN COMPILED FROM REFERENCE DOCUMENTS AND TOPOGRAPHIC DATA COLLECTED IN THE FIELD FOR THE SOLE AND EXCLUSIVE USE AS AN EXISTING CONDITIONS MAP AND DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY AS DEFINED BY LOUISIANA REVISED STATUTES 37:681 ET. SEQ., TITLE 48, PART LXL, CHAPTER 29.

SITE INFORMATION

SEWAGE TREATMENT: EBRP SEWER; GRAVITY TO EXIST W.S.T.N.

STREETS: ALL STREETS TO BE PUBLIC AND CONSTRUCTED WITH ASPHALT AND/OR CONCRETE IN ACCORDANCE WITH EBR CITY-PARISH STANDARDS

DRAINAGE: SUBSURFACE DRAINAGE TO PROPOSED ON-SITE LAKES THAT OUTFALL TO EXISTING DRAINAGE ALONG HIGHGLEN HWY AND EVENTUALLY INTO ELBOW BAYOU

SCHOOLS: HIGHLAND ELEMENTARY
KENNETH MIDDLE SCHOOL
LIBERTY HIGH SCHOOL.

FIRE DISTRICT: OWNER WILL EITHER 1) MAKE ARRANGEMENTS WITH ST. GEORGE FIRE DISTRICT, 2) CONTRACT WITH THE CITY OF BATON ROUGE, OR 3) PROVIDE ITS OWN FIRE PROTECTION SERVICES

UTILITY PROVISIONS

THE FOLLOWING LIST INDICATES PRELIMINARY UTILITY ROUTING; FINAL ROUTING SHALL BE DETERMINED WITH FINAL DEVELOPMENT PLANS AND COORDINATED WITH RESPECTIVE UTILITY COMPANIES.

WATER (BATON ROUGE WATER COMPANY): AN EXISTING WATER MAIN RUNS ALONG THE NORTH SIDE OF RIVER ROAD. THE NEW DEVELOPMENTS ARE EXPECTED TO TIE INTO THIS MAIN.

SEWER (EBRP SEWER): GRAVITY TO EXISTING W.S.T.N.

GAS (ENTERGY): AN EXISTING GAS LINE RUNS ALONG THE NORTH SIDE OF RIVER ROAD. THE NEW DEVELOPMENTS ARE EXPECTED TO TIE INTO THIS LINE.

ELECTRIC (ENTERGY): AN EXISTING OVERHEAD ELECTRIC LINE RUNS ALONG THE NORTH SIDE OF RIVER ROAD. THE NEW DEVELOPMENTS ARE EXPECTED TO TIE INTO THIS LINE.

COMMUNICATIONS (BELL SOUTH/COX COMMUNICATIONS): AN EXISTING TELECOMMUNICATIONS LINE RUNS ALONG THE NORTH SIDE OF RIVER ROAD. NEW DEVELOPMENTS ARE EXPECTED TO TIE INTO THIS LINE.

FLOOD ZONE NOTE

IT IS THE OPINION OF THE UNDERSIGNED THAT THE SUBJECT PARCEL AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" (AREA PROTECTED FROM THE 1% ANNUAL CHANCE OF FLOOD BY LEVEE), BASE FLOOD ELEVATION 18.5 FEET AS DETERMINED BY THE EAST BATON ROUGE PARISH, LOUISIANA DEPARTMENT OF PUBLIC WORKS, FLOOD ZONE "AE", BASE FLOOD ELEVATION 19 FEET, AND FLOOD ZONE "AE", BASE FLOOD ELEVATION 44 FEET, AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF EAST BATON ROUGE PARISH, LOUISIANA (UNINCORPORATED AREAS), COMMUNITY PANEL NUMBER 220058 0310 E, MAP NUMBER 2203300310E, EFFECTIVE DATE: MAY 2, 2008.

THE RECORD INUNDATION FOR THE SITE IS 17.5 FEET AS DETERMINED BY THE EAST BATON ROUGE PARISH, LOUISIANA DEPARTMENT OF PUBLIC WORKS.

CONSTRUCTION PHASE STATEMENT

THE PROJECT WILL BE CONSTRUCTED IN SEVERAL PHASES. CONSTRUCTION OF ZONE 1 WAS COMPLETED IN 2011. ZONE 2 DESIGN AND CONSTRUCTION WILL OCCUR SUBSEQUENT TO CONCEPT PLAN APPROVAL. FINAL DEVELOPMENT PLAN SUBMITTAL AND APPROVAL, AND DETAIL DESIGN AND CONSTRUCTION DOCUMENT PREPARATION. DEVELOPMENT OF THE REMAINING ZONES IS NOT IMMEDIATE AND WILL OCCUR IN THE FUTURE.

MAIL NOTES

MAIL BOXES WILL BE INTERNAL LOCATIONS TO BE FINALIZED IN FINAL DEVELOPMENT PLANS.

LIGHTING NOTE

ALL LIGHTING WILL BE IN COMPLIANCE WITH EAST BATON ROUGE UNIFIED DEVELOPMENT CODE REQUIREMENTS.

SIGNAGE NOTE

ALL SIGNAGE WILL BE IN COMPLIANCE WITH EAST BATON ROUGE UNIFIED DEVELOPMENT CODE CHAPTER 16.

FUTURE BR (MASTER PLAN) COMPLIANCE

THE PROPOSED DEVELOPMENT PROMOTES MIXED-USES AND SHARED PARKING WHICH IS IN COMPLIANCE WITH THE MASTER PLAN FUTURE USES, WHICH INDICATE REGIONAL CENTER, MIXED USE, AND RESIDENTIAL NEIGHBORHOOD.

PARKING NOTE

ADEQUATE PARKING WILL BE PROVIDED IN INDIVIDUAL ZONES IN ACCORDANCE WITH EAST BATON ROUGE UNIFIED DEVELOPMENT CODE AND ADA REQUIREMENTS.

LEGEND:

- FLOOD ZONE AE
- PUD LIMITS
- PRELIMINARY LOCATION OF MAIL KIOSK

DESCRIPTION OF USES

ZONE	ZONE AREA (ACRES)	ZONE USE	NOTES
1	1148.55	COMMERCIAL	EXISTING CASINO, INCLUDING GAMING AND ENTERTAINMENT AND RESTAURANTS (282,000 SF) AND HOTEL (80,000 SF). THE ZONE CONTAINS A 36,110 SF SUPPORT MECHANICAL FACILITY. THE NUMBER OF FLOORS FOR THE EXISTING CASINO IS 14 STORES, WHICH INCLUDES THE SERVICE LEVEL FOR THE HOTEL AND THE ROOF TOP POOL LEVEL.
2	173.72	COMMERCIAL	ALLOWS FOR ALL COMMERCIAL USES INCLUDING OUTDOOR COMMERCIAL RECREATION AND A RECREATIONAL VEHICULAR PARK. BUILDING USES INCLUDE CARS, REGISTRATION CENTER WITH RETAIL, AND BATH HOUSES. THE COMMERCIAL DENSITY FOR THIS ZONE IS 2'2 SF/ACRE.
3	37.47	COMMERCIAL/MDR*	ALLOWS FOR ALL COMMERCIAL USES AND 2-3 MEDIUM DENSITY RESIDENTIAL UNITS. NO RESIDENTIAL UNITS WILL BE LOCATED ON THE GROUND FLOOR. ALL RESIDENTIAL UNITS ARE TO BE LOCATED IN IMMEDIATE AREAS (OVER COMMERCIAL AREAS). DENSITIES FOR THIS ZONE ARE 7 40 UNITS/ACRE (RESIDENTIAL) AND 8 134 SF/ACRE (COMMERCIAL).
4	1180.32	LDN*	ALLOWS FOR LOW DENSITY RESIDENTIAL DEVELOPMENT WITH 310 MAXIMUM UNITS AND MAXIMUM DENSITY OF 1.72 UNITS/ACRE. ZONE CONTAINS 60% COMMON OPEN SPACE (107.86 ACRES), WHICH IS PARTIALLY USED FOR STORMWATER RETENTION.
5	163.58	OPEN SPACE	COMMON OPEN SPACE INCLUDES 7 500 80FT COOK MANSION TO BE RESTORED AS CLUB HOUSE/OFFICE.
6	36.50	LDN*	ALLOWS FOR LOW DENSITY RESIDENTIAL DEVELOPMENT WITH 170 MAXIMUM UNITS AND A MAXIMUM DENSITY OF 0.04 UNITS/ACRE.

NOTES

- COMMERCIAL, RESTAURANT & HOTEL - EQUIVALENT TO ALL USES LISTED IN CURRENT ZONING DISTRICTS FOR NO. GOV. GOV. NC-AB, NC, C1, LC1, LC2, LC3, C-AB-1, C-AB-2, C2, HC1, HC2, AND C5 INCLUDING RETAIL AND OFFICE.
- MEDIUM DENSITY RESIDENTIAL - TO INCLUDE MULTIFAMILY AND SINGLE FAMILY ATTACHED THAT IS EQUIVALENT TO ALL USES LISTED IN CURRENT ZONING DISTRICTS FOR A2.5, A3.1, A3.2, AND A3.3.
- LOW DENSITY RESIDENTIAL - TO INCLUDE SINGLE FAMILY DETACHED THAT IS EQUIVALENT TO ALL USES LISTED IN CURRENT ZONING DISTRICTS FOR A1, A2, A2.1, A2.8, AND A2.7.
- PARK OPEN SPACE - ALL GREEN SPACES, BUFFER YARDS, PARKS, NON-PAVED SERVICE AND COMMON SPACES.
- STREETS, SIDEWALKS AND ALLEYS WILL BE USED TO ACCESS THE PROPERTY THROUGH PUBLIC RIGHT-OF-WAYS.
- OFFICE/WORK DESIGNATION MAY INCLUDE OFFICE AND/OR LIVING UNITS BUT WILL NOT EXCEED SQUARE FOOTAGE OF BUILDING.
- * - MIXED USE BUILDINGS ARE PERMITTED WITH RESIDENTIAL UNITS ABOVE COMMERCIAL USES.
- MAIL KIOSKS WILL BE LOCATED AT EACH BLOCK WITH LOCATIONS SHOWN ON RESPECTIVE PRELIMINARY PLAT.
- COMMON OPEN SPACE SHALL CONTAIN A MINIMUM OF 50% GREENSPACE.

TABLE OF USES

	LOW DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	HIGH DENSITY RESIDENTIAL	COMMERCIAL/OFFICE	PUBLIC AND SEMI-PUBLIC	INDUSTRIAL	OPEN SPACE
TOTAL UNITS	430	240	-	-	-	-	-
TOTAL SQUARE FEET OF BUILDING	-	-	-	731,900	-	-	-
TOTAL ACREAGE	111.86	16.21	-	235.91	-	-	174.11
PERCENT OF SITE	21%	3%	0%	44%	0%	0%	32%

GENERAL DESCRIPTION

TOTAL AREA: ±538.09 ACRES
CURRENT ZONING: PUD (1-09)
FUTURE LAND USE: REGIONAL CENTER, MIXED USE, RESIDENTIAL NEIGHBORHOOD
ADJACENT ZONING: PUD (1-11), RURAL
EXISTING LAND USE: COMMERCIAL, UNDEVELOPED

PROPOSED USE:
MIXED USES AS NOTED IN CONCEPTUAL TABLE OF USES

- LDR = 430 UNITS, 111.86 ACRES (21%)
- MDR = 240 UNITS, 16.21 ACRES (3%)
- COM/OFFICE = 731,900 SF, 235.91 ACRES (44%)
- COS = 174.11 ACRES, (32%)
- GREEN OPEN SPACE = MIN. 53.81 ACRES (50% OF REQ'D COS)

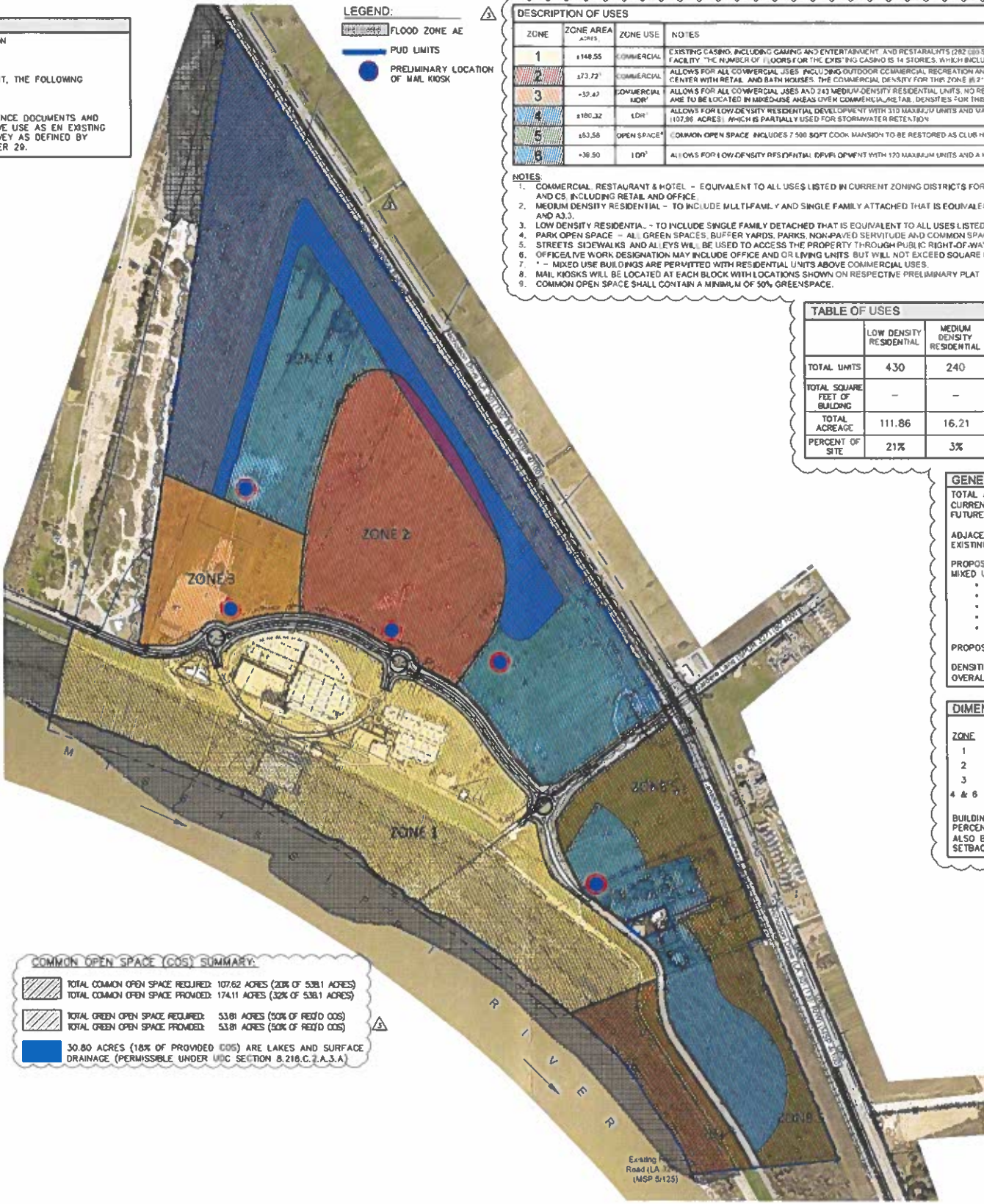
PROPOSED NO. OF BUILDINGS: 50 (EXCLUSIVE OF SINGLE-FAMILY HOMES)

DENSITIES:
OVERALL RESIDENTIAL DENSITY = 1.25 UNITS/ACRE

DIMENSIONAL REGULATIONS

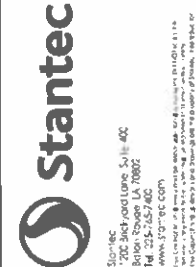
ZONE	BUILDING SETBACKS			LOT DIMENSIONS	
	FRONT	SIDE	REAR	MIN. WIDTH	MIN. AREA
1	15'	5'	25'	N/A	N/A
2	5'	5'	0-20'	N/A	N/A
3	5'	0'	5-15'	N/A	N/A
4 & 6	15'	5'	0-20'	50'	6,000 SF

BUILDING HEIGHT SHALL BE NOT MORE THAN ONE HUNDRED FIFTY (150) PERCENT OF ABUTTING ZONING DISTRICTS. IN ADDITION, BUILDINGS MAY ALSO BE INCREASED IN HEIGHT ONE (1) FOOT FOR EACH TEN (10) FEET SETBACK FROM ABUTTING ZONING DISTRICTS.



COMMON OPEN SPACE (COS) SUMMARY:

- TOTAL COMMON OPEN SPACE REQUIRED: 107.62 ACRES (20% OF 538.1 ACRES)
- TOTAL COMMON OPEN SPACE PROVIDED: 174.11 ACRES (32% OF 538.1 ACRES)
- TOTAL GREEN OPEN SPACE REQUIRED: 53.81 ACRES (50% OF REQ'D COS)
- TOTAL GREEN OPEN SPACE PROVIDED: 53.81 ACRES (50% OF REQ'D COS)
- 30.80 ACRES (18% OF PROVIDED COS) ARE LAKES AND SURFACE DRAINAGE (PERMISSIBLE UNDER UDC SECTION 8.216.C.2.A.3.A)



- NOTES:
- 16/08/2011
 - 16/08/2011
 - 16/08/2011
 - 16/08/2011
 - 16/08/2011
 - 16/08/2011
 - 16/08/2011
 - 16/08/2011
 - 16/08/2011

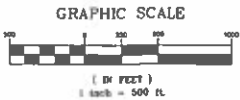
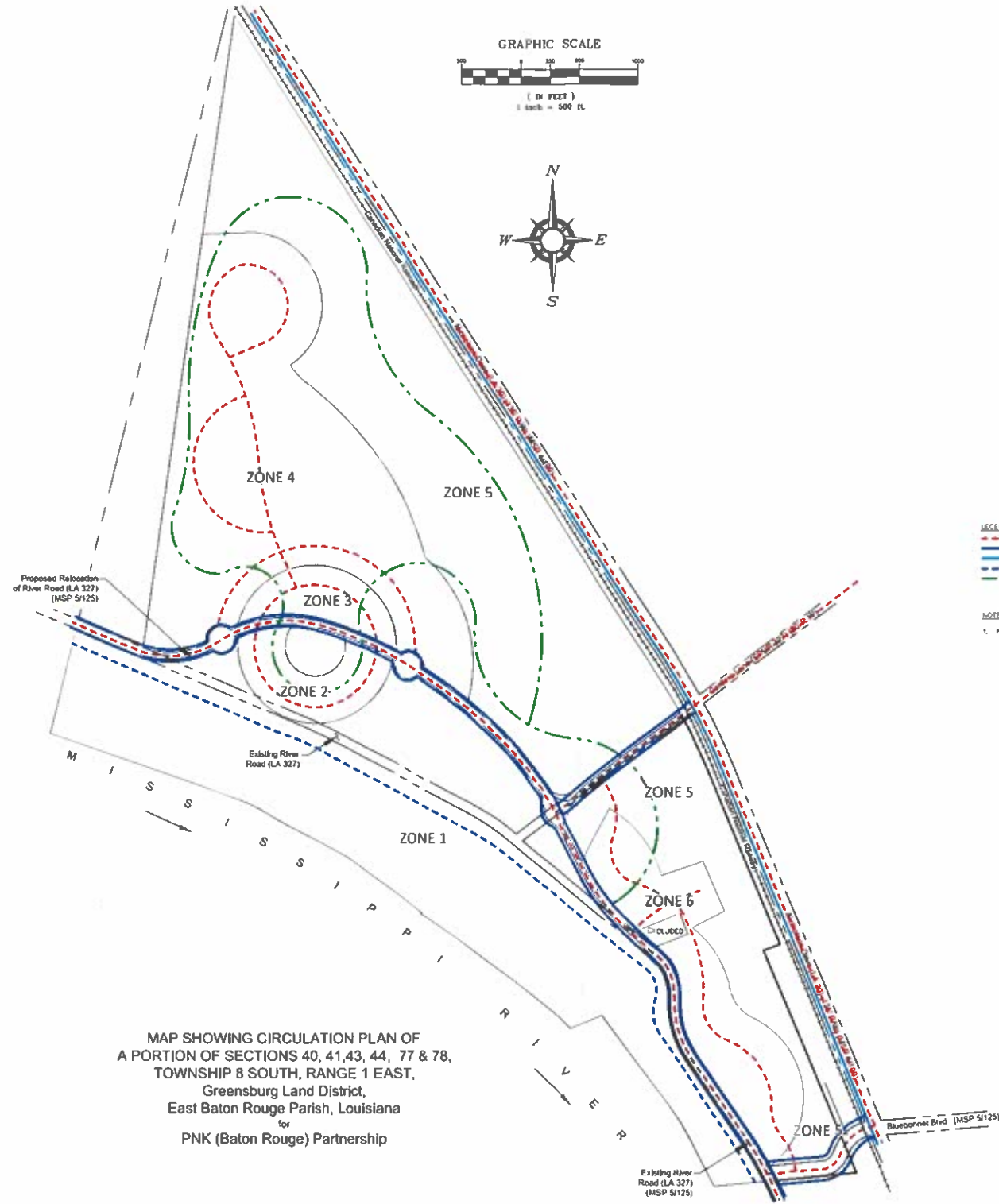
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2	ISSUED	11/11/2011	ST	11/11/2011
3	ISSUED	11/11/2011	ST	11/11/2011
4	ISSUED	11/11/2011	ST	11/11/2011



Client/Project:
Penn National Gaming, Inc.
PUD (1-09) - CONCEPT PLAN SUBMITTAL - R3
Baton Rouge, Louisiana

Project No.: 215616827
Title:
PROPOSED CONCEPT PLAN
Revision: R3 Sheet
Drawing No.: C3.0R3

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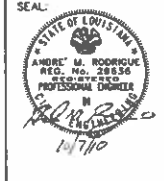
- LEGEND:**
- VEHICULAR CIRCULATION
 - PROPOSED BIKE LINES
 - SINGLE LANE (SUBJECT TO DDID APPROVAL)
 - SIDEWALKS FOR TRAIL (TO REMAIN AFTER SUB F FOR FUTURE)
 - PEDESTRIAN PATHS
 - RAILROAD TRACKS

NOTES:

- NOTE THAT ALL SIDEWALKS SHALL BE PROVIDED PER UDC REQUIREMENTS.

ABMB
500 Main Street
Baton Rouge, Louisiana 70801
Telephone (225)765-7400
Facsimile (225)765-7244

CIRCULATION PLAN
PUD CONCEPT PLAN SUBMITTAL
 PNK (Baton Rouge) Partnership
 300 SOUTH FLORIDA STREET, SUITE 1200, LAS VEGAS, NEVADA, 89101
 (702) 784-7777 jack.godfrey@pnkmail.com

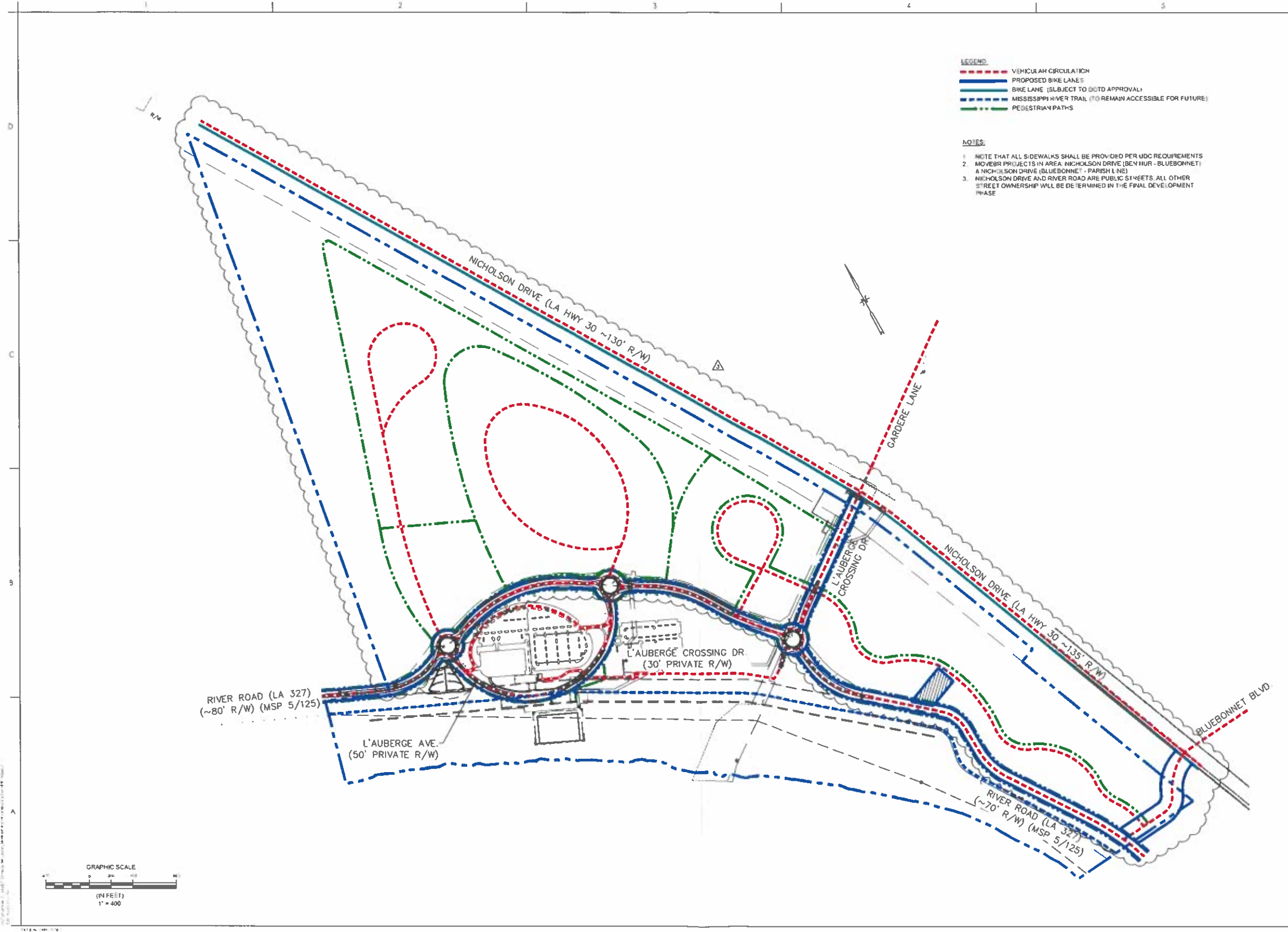


DATE: 04/09/09
DRAWN BY: RBG
CHECKED BY: AMR
SCALE: 1"=500'

REVISIONS:

PLANNING COMMISSION
SUBMITTAL DATE: 4-9-09
THESE DRAWINGS ARE CONCEPTUAL AND NOT INTENDED FOR BIDDING OR CONSTRUCTION.

SHEET NO:
C-2
PROJECT NO: 1818



Stantec
 200 Bay Road Lane, Suite 400
 Baton Rouge, LA 70802
 (504) 255-1625
 www.stantec.com

NOBS: 1620870689
 CPMC: 1620870687
 1620870691
 1620870686
 1620870692
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 1620870685
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 1620870641

NO	DATE	BY	CHKD	APP'D	REVISION
1	08/20/2024	AM	SA	SA	ISSUED FOR PERMIT
2	08/20/2024	AM	SA	SA	ISSUED FOR PERMIT
3	08/20/2024	AM	SA	SA	ISSUED FOR PERMIT
4	08/20/2024	AM	SA	SA	ISSUED FOR PERMIT
5	08/20/2024	AM	SA	SA	ISSUED FOR PERMIT
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7	08/20/2024	AM	SA	SA	ISSUED FOR PERMIT
8	08/20/2024	AM	SA	SA	ISSUED FOR PERMIT
9	08/20/2024	AM	SA	SA	ISSUED FOR PERMIT
10	08/20/2024	AM	SA	SA	ISSUED FOR PERMIT
11	08/20/2024	AM	SA	SA	ISSUED FOR PERMIT
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Permit/Seal



Client/Project:
 Penn National Gaming, Inc.
 PUD (1-09) - CONCEPT PLAN SUBMITTAL - R3
 Baton Rouge, Louisiana

Project No.: 215616827
 File Name: CIRCULATION_LAYOUT
 Scale:

Title
 CIRCULATION LAYOUT

Revision: R3 Sheet:
 Drawing No.

C4.0R3

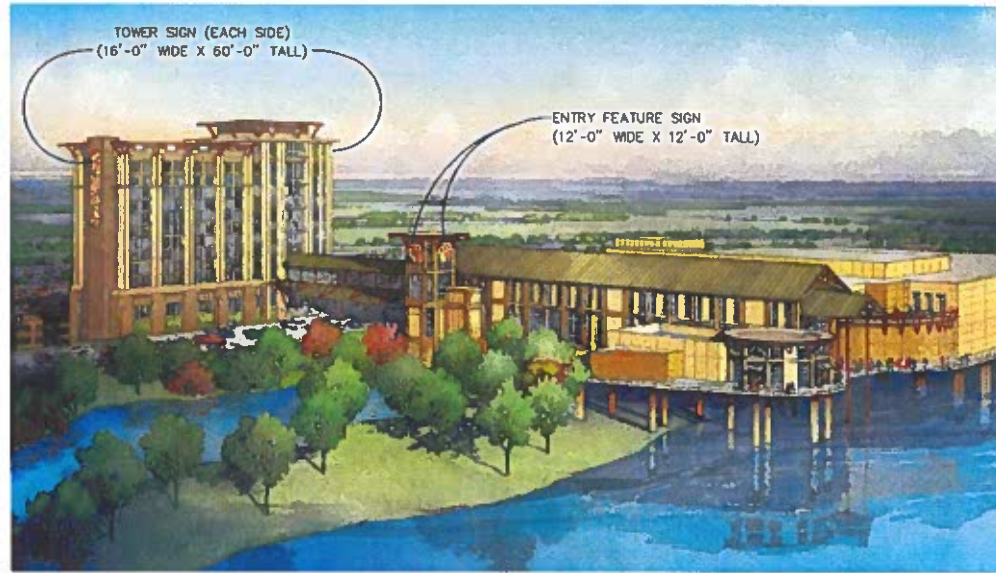


EXHIBIT 1 - DEVELOPMENT PERSPECTIVE



EXHIBIT 2 - PARKING GARAGE - HOTEL - PROMENADE

STATEMENT OF OBJECTIVES

THIS FINAL DEVELOPMENT PLAN COVERS PHASE I OF THE OVERALL PINNACLE PLANNED UNIT DEVELOPMENT AND INCLUDES +/-154.22 ACRES. A BREAKDOWN OF THE ACRES OF LAND DEVOTED TO THE VARIOUS CATEGORIES OF LAND USE IS SHOWN ON THE LAND USE CHART ON SHEET 6. SIMULTANEOUS WITH PHASE I, RIVER ROAD WILL BE RELOCATED APPROXIMATELY 700 FEET AWAY FROM THE LEVEE IN COORDINATION WITH DOT. THERE WILL BE +/-410,000 SF OF COMMERCIAL/OFFICE PROVIDED AND FOUR(4) BUILDINGS WILL BE CONSTRUCTED AS PART OF PHASE I: CASINO, HOTEL, PARKING GARAGE & SUPPORT FACILITY.

FOUR TYPES OF USES ARE TO BE CONSTRUCTED IN PHASE I:

1. FLOATING CASINO AND ADJACENT ANCLLARY LAND SUPPORTED STRUCTURES;
2. HOTEL;
3. MECHANICAL PLANT AND OPERATIONS SUPPORT FACILITY;
4. PARKING (GARAGE & SURFACE);
5. AMPHITHEATER/OUTDOOR FESTIVAL AREA; AND
6. SHERIFF SUBSTATION.

THE RIVERSIDE BASIN AND BARGE CONSTRAINT SYSTEM WILL BE THE FIRST COMPONENT IN THE CONSTRUCTION SCHEDULE AND MUST BE COMPLETE IN SYNC WITH THE RISING RIVER LEVELS IN THE SPRING OF 2011. THIS WILL BE FOLLOWED BY THE CONSTRUCTION OF THE CASINO ATOP THE BARGES AND THE ADJACENT LAND SUPPORTED FACILITIES. NEXT CONSTRUCTION WILL BEGIN ON THE HOTEL, MECHANICAL PLANT AREA, AND PARKING. ALL WORK IS CURRENTLY SCHEDULED TO BE COMPLETE BY DECEMBER 2011.

THE AMPHITHEATER/FESTIVAL AREA WILL BE UNDER THE CONTROL OF AND MAINTAINED BY THE HOTEL/CASINO OPERATIONS. THERE WILL BE NO PUBLIC RIGHTS-OF-WAY INCLUDED IN PHASE I.

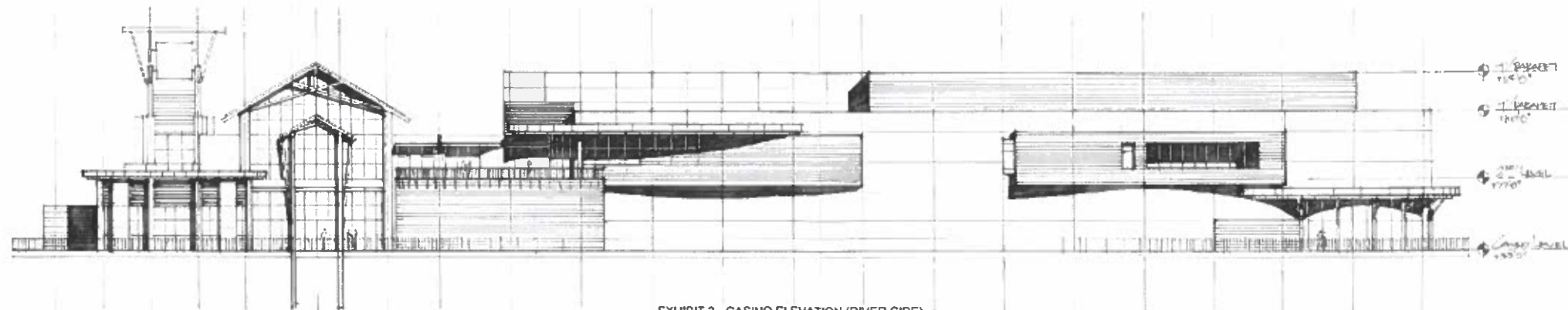


EXHIBIT 3 - CASINO ELEVATION (RIVER SIDE)

PLANNING COMMISSION SUBMITTAL DATE: 08-01-13

THESE DRAWINGS ARE CONCEPTUAL AND NOT INTENDED FOR BIDDING OR CONSTRUCTION.



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Revision	By	Date	Description
1	AMR	11/01/10	PLANNING COMMISSION SUBMITTAL - SUBMITTAL
2	AMR	13/06/11	REVISION
3	AMR	08/01/13	REVISION

Client/Project: PINNACLE ENTERTAINMENT, INC.
 FINAL DEVELOPMENT PLAN - PHASE 1
 REVISION
 Baton Rouge, LA/USA



Project Number: 201802121
 File Name:

Drawing No: 2
 Revision Sheet

C5.0

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ORIGINAL SHEET - 08/01