

## **Exhibit VIII.C.4.a (Master Plan for Land):**

*Submit as Exhibit VIII.C.4.a. a description of, and provide schematics illustrating, the Applicant's master plan for the land and the Project Site showing major activities and functions. Provide a phasing plan for the proposed components of the master plan, if applicable.*

The project will consist of a ±400,000-square-foot building footprint which contains a casino, hotel, and entertainment complex on approximately 90 acres of vacant land comprised of several lots. The project location is bound by Route 84 to the north, Route 87 to the east, Route 17K to the south, and Corporate Boulevard to the west (See Drawing 1 - Rendered Site Plan). In addition to the casino with porte cochere, hotel, and entertainment complex, the project will also include a surface parking lot and a ±200,000 square foot parking garage. Additional on-site parking areas are provided in the northwestern corner of the site and will be designated for employee use. Refer to the Project Space Allocation Program for additional details.

Primary site access will extend from Route 17K on the southern boundary of the site via a boulevard-style roadway. The project will provide traffic improvements to Route 17K including road widening and replacement of an offsite bridge over Route 87. An additional truck and employee access will be provided from Corporate Boulevard to the west. On-site automobile and bus circulation will proceed along a perimeter road, allowing access to surface parking areas and a parking garage that is adjoined to the complex. Pedestrian circulation will allow visitors and employees to safely gain access to the complex from the parking areas. On-site landscaping and lighting will enhance the visitor experience and complement pedestrian circulation. Various above-ground stormwater management features will not only meet regulatory requirements, but will further enhance the natural aesthetics of the site.

Phasing is not proposed for the project. The intention of the project is to complete all associated construction within the permitted 24-month time frame. However, the design of the site and building accommodates potential future expansion. Refer to the following plans:

### Drawings

Exhibit VIII.C.4.a. - Drawing 1 - Rendered Site Plan



**MASTER PLAN FOR LAND**

PERKINS EASTMAN - LANGAN - THORNTON TOMASETTI - JAROS BAUM & BOLLES - CLEO DESIGN

**Exhibit VIII.C.4.a**