

ORDINANCE NO. 24-09-19-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, AMENDING THE OFFICIAL ZONING MAP BY CHANGING THE ZONING DISTRICT FOR THE PROPERTY LOCATED AT 18504, 18507, 18514 AND 18607 LAKESHORE POINTE, APPROXIMATELY 18.039 ACRES OF LAND IN THE W.B. CORWIN SURVEY, ABSTRACT NO. 2079, TRAVIS COUNTY, TEXAS, AND LOT 130-FS OF THE MARSHALL'S VISTA SUBDIVISION, FROM TR-1 ("TEMPORARY RESTRICTED") AND PDD ("PLANNED DEVELOPMENT DISTRICT") TO A PDD WITH DESIGN APPROVAL TO BE REFERRED TO AS THE "NATURE'S POINT PLANNED DEVELOPMENT DISTRICT;" AND PROVIDING FOR RELATED MATTERS.

WHEREAS, Lago Property Development, LP acting by and through Keith Walters, the owner of approximately 18.039 acres of land in the W.B. Corwin Survey, Abstract No. 2079, Travis County, Texas, and Lot 130-FS of the Marshall's Vista Subdivision, as more particularly described on the attached **Exhibit "A"** (described hereinafter as the "Property"), have requested that the Property be zoned as a PDD to be known as the "Nature's Point Planned Development District," and

WHEREAS, the Property currently resides within the corporate limits of the City of Lago Vista; and

WHEREAS, the conceptual plan for the Property is set forth in this "Nature's Point PDD" Zoning Ordinance (the "Ordinance") and in **Exhibit "B"** attached hereto (the "Land Use Plan"), which identifies and designates various land uses for the Property as further described below; and

WHEREAS, the property owner submitted an application to amend certain aspects of the PDD; and

WHEREAS, after giving ten (10) days written notice to the owners of land in and within 200-feet of the area being rezoned, as well as having published notice to the public at least fifteen (15) days prior to the date of such hearings, the Planning and Zoning Commission and City Council each held separate public hearings on the proposed rezoning of the Property included in this Ordinance; and

WHEREAS, the Planning and Zoning Commission held a public hearing on August 22, 2024 and the City Council held a public hearing at its regular meeting on September 5, 2024; and

WHEREAS, the Planning and Zoning Commission unanimously recommended disapproval of the proposed amendments to the PDD; and

WHEREAS, the City Council considered the matter and postponed final action until its regular meeting on September 19, 2024 and designated a subcommittee consisting of two council members and various city staff to meet with the owner's representative; and

WHEREAS, the subcommittee reported back at the September 19, 2024 meeting; and

WHEREAS, the City Council finds that there has been a substantial change in the circumstances of the property, sufficient to warrant and amendment to the previously approved PDD zoning the property; and

WHEREAS, the City, by and through its legislative discretion, has adopted a comprehensive plan for the City of Lago Vista, and having considered and reviewed such comprehensive plan, the City Council finds the rezoning approved herein is consistent with the comprehensive plan which shall not be interpreted as inconsistent with this rezoning; and

WHEREAS, the City desires that development within its corporate limits occur in an orderly manner in order to protect the health, safety, and welfare of its present and future citizens, protect property values and provide for the growth of the City's tax base; and

WHEREAS, the City desires to control the development standards for the Property, protect third party property owners in the City, and to ensure the benefits of planned development and an enhanced tax base that are achieved through rezoning the Property; and

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the City has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, pursuant to Chapter 211 of the Texas Local Government Code, the City has the authority to zone and rezone property; and

WHEREAS, the City Council finds that it is necessary and proper for the good government, peace or order of the City of Lago Vista to adopt this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, THAT:

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact. The Planning and Zoning Commission and City Council find that this Ordinance satisfies the requirements of Section 6.105, Section 10 and Section 13 of the City of Lago Vista Zoning Ordinance, codified under Ordinance No. 98-04-27-03, as amended (the "Zoning Code").

Section 2. Enactment. The Zoning Code and other applicable ordinances are hereby modified and amended by amending the PDD zoning the Property as set forth in Section 3.

Section 3. Rezoned Property. The Zoning Code is hereby amended by amending the current PDD zoning the Property, being the 18.039 acre tract of land described on **Exhibit "A"** attached to this Ordinance, as a PDD zoning district. The Property is hereby zoned as the "Amended Nature's Point Planned Development District" with the uses of individual land areas as set forth in this Ordinance.

Section 4. Amendment of Applicable Zoning Ordinances. The zoning requirements established in this Ordinance shall apply to the Property. The comprehensive zoning requirements of the Zoning Code and all other applicable ordinances, as they may be amended by this Ordinance, shall apply to the Property. Should any conflict appear between the requirements of the zoning and development ordinances of the City of Lago Vista as compared with the requirements for the Property set forth in this Ordinance, the requirements set forth in this Ordinance shall control.

Section 5. Phasing within the PDD. The Property shall be developed in no less than two phases in accordance with the Land Use Plan and as depicted in **Exhibit "B"** attached hereto and incorporated herein for all purposes. Developer has the discretion, to implement each of these phases sequentially rather than simultaneously in order to minimize disruptions to adjacent property and existing elements or operations of the development, within the parameters as described below.

1. Phase I shall consist of the following elements and uses, as described and located in **Exhibit "B"** (1) and Section 6 below:
 - A. Wedding Venue 1 (a single facility);
 - B. Wedding Venue 2 (a single facility);
 - C. Lakeview Villas (a maximum of six separate structures);
 - D. Cove Villas (a maximum of four separate structures); and
 - E. Cabins (a maximum of fifteen separate temporary structures, to remain in use a maximum of five years from the issuance of a certificate of occupancy and removed prior to the construction of any Phase II elements).

2. Phase II shall consist of the following elements and uses, as described and located in **Exhibit "B"** (2) and Section 6 below:
 - A. Resort Hotel and Spa Complex (a single facility will multiple components that may consist of multiple attached structures or detached amenities); and
 - B. Condominiums (a single structure consisting of attached living units, not to be constructed prior to the Resort Hotel and Spa Complex).

Section 6. Zoning Requirements. The following use and site development requirements established herein shall apply to the Property:

1. **Zoning.** The use and development of the Property shall comply with the zoning requirements and development standards of the City of Lago Vista, except as specifically described below.
 - A. **Wedding Venue 1 and 2.** Two event venue structures to accommodate religious or worship activities, weddings, or corporate office retreats. The maximum enclosed area of Wedding Venue 1 shall be 14,000 square feet and the maximum enclosed area of Wedding Venue 2 shall be 15,000 square feet. Enclosed spaces are expected to include a large ballroom, a commercial or

catering kitchen, a bar area, bridal and groom suites, an office, conference room and associated toilet facilities. These facilities shall comply with the development standards of the C-2 zoning district except as otherwise described herein.

- B. Lakeview Villas. A maximum of six separate structures that will provide short-term lodging, prior to the construction of the hotel complex and later as a luxury extension of the hotel complex. Each structure will include a range of between two and rental units, with each rental unit including between two and four bedrooms. These facilities shall comply with the development standards of the R-4 zoning district except as otherwise described herein.
- C. Cove Villas. A maximum of four separate structures that are intended to provide short-term lodging, but might eventually be available for sale to individuals, who may elect to use them for longer term occupancies by themselves or others. Each structure will include a range of between two and rental units, with each rental unit including between two and four bedrooms. These facilities shall comply with the development standards of the R-4 zoning district except as otherwise described herein.
- D. Cabins. These units shall be temporary, short-term rental accommodations to be used prior to the construction of the Resort Hotel and Spa Complex. Limited to a maximum of 15 separate structures, these structures will be removed from the Property in no less than five (5) years from the issuance of a certificate of occupancy. Each structure will consist of two rental units of no less than 450 square feet, although 750 square feet is the anticipated size. One of the units may be used as a rental office. These facilities shall comply with the development standards of the R-4 zoning district except as otherwise described herein.
- E. Resort Hotel and Spa Complex. This single structure or series of attached structures is to serve as a resort lodging facility, with support and ancillary amenities to accommodate both wedding parties, wedding guests and potentially other short-term visitors to the area. A maximum of 150 guest rooms shall be allowed, each with a minimum area of 320 square feet. Anticipated amenities and support functions shall include, but not be limited to restaurants, wedding and hotel related retail services, a full-service spa including a hair and nail salon, fitness facilities, and staff offices. The maximum enclosed area, exclusive of any covered parking facilities, shall be 220,000 square feet. This facility shall comply with the development standards of the C-2 zoning district except as otherwise described herein.
- F. Condominiums. This single structure, expected to be final element of the development, shall consist of a maximum of 40 attached, one and two-bedroom, single-family living units and an integrated parking structure for resident required spaces. The maximum enclosed area, exclusive of the parking garage, shall be 100,000 square feet. The minimum living area of any single unit shall be 600 square feet. This facility shall comply with the

development standards of the CR zoning district except as otherwise described herein.

2. Development Standards.

A. Streets.

- i. All streets and driveways on the Property are private and shall be maintained by the property owner. There are no public streets on the Property.
- ii. Paving width for the newly reconstructed Lakeshore Pointe (within an existing dedicated access easement) shall be a minimum of 24 feet wide and otherwise meeting the City of Lago Vista design standards and specifications.
- iii. All fire lanes shall be a minimum of 24 feet wide and constructed in accordance with the City of Lago Vista design standards and specifications, but may include the use of prior-approved paving products such as “grasscrete” or “grassblock” if tested to meet or exceed the design capacity required by the applicable Travis County Emergency Services District.

B. Sidewalks. Sidewalks are not required anywhere on the property, including along Lakeshore Boulevard or Lakeshore Pointe (a private drive) except as otherwise required by the Americans with Disabilities Act. Other sidewalks shall be provided throughout the Property at the discretion of the owner.

C. Parking. Required off-street parking shall comply with the Lago Vista Zoning Ordinance except as described below:

- i. A minimum of 120 surface parking spaces shall be constructed for Phase I. Parking spaces may consist of approved pavers such as “grasscrete” or “grassblock” but all driveways, lanes or other parking spaces within the surface parking lot shall meet the City of Lago Vista design standards and specifications. These spaces shall be deemed to satisfy the parking requirements for the wedding venues and as otherwise described herein.
- ii. A minimum of 60 additional surface parking spaces shall be constructed for Phase II. Parking spaces may consist of approved pavers such as “grasscrete” or “grassblock” but all driveways, lanes or other parking spaces within the surface parking lot shall meet the City of Lago Vista design standards and specifications. These spaces shall be deemed to satisfy the parking requirements for the wedding venues, guest parking for the condominium units, and as otherwise described herein.
- iii. Parking requirements for the Resort Hotel and Spa Complex (including all associated amenities or components) shall be calculated at a rate of one space for each hotel room. Sixty (60) percent of the surface parking

spaces shall be assumed to be shared spaces available to meet the requirements of the Resort Hotel and Spa Complex. The remainder of the requirements shall be met by an enclosed parking garage included with the Resort Hotel and Spa Complex.

- iv. Cove Villa parking shall consist of a minimum of 2 surface parking spaces for each living unit (not structure) adjacent to the unit or added to Phase I surface parking lot.
- v. Lakeview Villa parking shall consist of a minimum of 2 spaces for each living unit (not structure). These spaces may be provided for in an adjacent detached garage, an adjacent attached garage, adjacent surface spaces, or spaces added to any other existing parking facility on the Property.
- vi. Required parking for the condominium structure shall be provided for in an integrated parking garage with a minimum of 50 spaces on the lower levels of the structure. Required parking shall be calculated at a rate of one space for each one-bedroom unit and two spaces for each unit that includes two or more bedrooms.

D. Setbacks and Buffers.

- i. The minimum setback along Lakeshore Boulevard shall be fifty (50) feet. No other buffer along Lakeshore Boulevard is required except as otherwise required by the landscaping provisions of the Lago Vista Zoning Ordinance.
- ii. All other perimeter property lines shall include a fifty (50) foot buffer and setback in which no structure as defined by the Lago Vista Zoning Ordinance shall be allowed.
- iii. Whenever there is an existing residence within twenty (20) feet of an adjoining property line, the owner shall construct a twelve-foot masonry wall (from original grade) along that property line as part of Phase I.
- iv. Also as part of Phase 1, the owner shall construct an eight-foot masonry wall where its property abuts the adjacent residential property to the northeast of the project as indicated on Amended Exhibit B. This masonry wall shall conform to the minimum City standards for a fence between commercial and non-commercial uses.

E. Signage. All signage shall be in accordance with the applicable requirements (including lighting) of the City of Lago Vista, except as described in the Signage Plan and standards included in **Exhibit "B"** (17) attached hereto.

F. Maximum Building Heights.

- i. Resort Hotel and Spa Complex and Condominiums: These structures shall not exceed four (4) stories in height from the level of the fire lane at the front of the building. The maximum height of each structure shall be sixty-five (65) feet above grade, measured from the lowest adjacent paving elevation of the front driveway. Basements or below grade

portions of these structures shall not be considered in determining the maximum height or included as a floor level in determining the number of stories.

- ii. All Other Structures: No other structure shall exceed three (3) stories in height from the level of the fire lane or emergency access drive at the front of or adjacent to the building. The maximum height of each structure shall be forty-two (42) feet above grade, measured from the lowest adjacent paving elevation of the front or nearest adjacent driveway. Basements or below grade portions of these structures shall not be considered in determining the maximum height or included as a floor level in determining the number of stories. For Venue A and structures to be constructed in future phases, which includes the Hotel, Condos, and additional parking, cut and fill shall not exceed a total of 15 feet from the original pre-development elevations (or contours), provided this waiver is not used merely to increase the finished elevation of a building. In addition, administrative approval shall only be granted once an approved updated Geo Tech Engineering analysis or report is on file with the City, and the engineer of record has submitted and received approval of site development plans that include cross-sectional profiles of each structure adequately showing the pre-development elevation (contour), the as-built elevation, the proposed elevation, and the roofline elevation.

G. Temporary Sales and Construction Office. The owner shall be allowed to place one mobile or modular office for use as a temporary construction and sales office for a period not to exceed ten (10) months from the date of its installation. The mobile or modular office shall include bathroom facilities that will be used to meet that requirement during construction. The office may also include an attached temporary banner no greater than five (5) feet in height or fifteen (15) feet in length to serve as a project sign.

H. Tree Preservation. No later than the submittal of either the preliminary plat or the site development plan application, the owner shall provide a tree survey which identifies all hardwood trees on the parcel with a diameter of ten (10) inches or above, measured at forty (40) inches above grade. The owner shall plant new replacement trees for any trees removed with a diameter of between ten (10) and nineteen (19) inches, measured forty (40) inches above grade, matching the total quantity of caliper inches removed. For any trees removed that are greater than nineteen (19) inches in diameter, measured at forty (40) inches above grade, the total caliper inches of the replacement trees shall double the caliper inches of the removed trees. At the discretion of the owner, a fee in lieu of replacement may be paid to the City of Lago Vista for the planting of replacement trees on property owned by the City in accordance with the current scheduled at the time of the removal. No fee or replacement shall be required for any tree certified by an arborist as diseased or severely damaged. **Replacement** trees on the Property shall be located in accordance with an approved landscape plan. Nonmaterial movement of buildings, from the original site plan shall not require updated Tree Preservation planning or

additional tree mitigation fees. The owner shall add two non-ornamental trees from the City's Preferred Tree ordinance (Section 20(k)) that are a minimum of twelve-feet tall between the parking lot and screen wall to reduce the gap in trees in the area indicated on Amended Exhibit B. Exact placement and tree type and size to be approved administratively by City staff.

- I. Impervious Cover. The impervious area covered by the principal and accessory structures, patios, parking areas and any other impervious cover of the ground shall comply with requirements of the Highland Lakes Watershed Ordinance and shall not exceed forty (40) percent of the gross site area. Exceptions or reductions to the impervious cover calculation, such as for porous paving, shall be permitted in accordance with the Highland Lakes Watershed Ordinance.
 - J. Exterior Lighting. All exterior lighting shall comply with the Article 3.800 of the City's Code of Ordinances.
 - K. Other Applicable Regulations. Design and construction shall comply with all applicable regulations of other agencies or jurisdictions, including but not limited to the American with Disabilities Act, the Texas Accessibility Standards, TCEQ and LCRA.
3. Traffic. The Developer shall submit to the City at the time of site development plan review a Traffic Impact Analysis for approval that includes any improvement or cost sharing required of the Developer to mitigate any adverse impact. With the express written approval of the City, specific required improvements and cost sharing may be attributed to a specific phase of the development.
 4. The appropriate departments of the City, the Planning & Zoning Commission and the City Council hereby find and agree that this Ordinance and the project contemplated herein complies with and satisfies the requirements of Section 6.105, Section 10.20, and Section 13.20 of the Zoning Ordinance as well as the Comprehensive Master Plan of the City of Lago Vista. The City Council finds that this Ordinance serves as both a concept plan and a detail plan approval and that no additional detail plans are required by the Zoning Ordinance and thus the requirements of Section 10.20(e) have been met.
 5. Land Use Plan. The depiction of the "Nature's Point Planned Development District" in Exhibit "B" is not intended to reflect the level of detail and finality associated with construction permit documents. Non-substantive changes which do not alter the basic relationship of the proposed development to adjacent property, which do not alter the uses permitted, increase the density, height, or impervious surface coverage of the site, which do not decrease the off-street parking ratio or reduce the required setbacks within the boundary of the site and which do not decrease any buffers shown on the approved detail plan shall be administratively authorized in writing by the Development Services Director. Conversely, substantive changes in the detail plan shall be considered in accordance with the requirements of Section 10 of the Zoning Ordinance.

Section 7. Repealer. The Zoning Ordinance and all other applicable portions of the Lago Vista Code of Ordinances are amended as required to incorporate the "Nature's Point Planned

Development District” as described herein. Any portion of the Zoning Ordinance, Comprehensive Master Plan or any applicable ordinance in conflict with this Ordinance is hereby repealed or amended to the extent of such conflict only.

Section 8. Severability. Should any section or part of this Ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance for any reasons thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this Ordinance are declared to be severable.

Section 9. Penalty. Any person, firm or corporation violating any of the provisions or terms of this Ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of Ordinances, Section 1.109 General Penalty for Violations of Code; Continuing Violations of the City of Lago Vista, and upon conviction shall be punished by a fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense.

Section 10. Publication Clause. The City Secretary of the City of Lago Vista is hereby directed to publish in the Official Newspaper of the City of Lago Vista the Caption, and Effective Date Clause of this Ordinance as required by Section 52.013 of the *Texas Local Government Code*.

Section 11. Effective Date. This Ordinance shall be in force and effect from and after its passage on the date shown below in accordance with the provisions of the *Texas Local Government Code* and the City’s Charter.

Section 12. Change of Zoning Map. The City Manager is hereby authorized to and shall promptly note the zoning change on the official Zoning Map of the City of Lago Vista, Texas.

Section 13. Proper Notice and Meeting. It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapter 551, Texas Local Government Code*.

AND, IT IS SO ORDERED.

PASSED AND APPROVED this 19th day of September 2024.





Kevin Sullivan, Mayor

ATTEST:



Susie Quinn, Interim City Secretary

On a motion by Councilman s Roberto, seconded by Councilman Prince, the above and foregoing ordinance was passed and approved.

EXHIBIT "A"

Legal Description

BEING a tract of land situated in the W.B. Corwin Survey, Abstract Number 2709, City of Lago Vista, Travis County, Texas and being all that tract of land conveyed to Lago Property Development, LP, according to the document filed of record in Document Number 2019185691 and Tract 2 – Lot 130-FS conveyed to KSW Holdings, LP, according to the document filed of record in Document Number 2016179507 Official Public Record, Travis County (O.P.R.T.C.) and being more particularly described as follows:

BEGINNING at a point for the southeast corner of said Lago tract;

THENCE North 68°04'51" West, a distance of 318.23 feet to a point for corner;

THENCE South 70°01'06" West, a distance of 35.55 feet to a point for corner;

THENCE South 57°46'26" West, a distance of 381.01 feet to a point for corner;

THENCE North 12°13'05" East, a distance of 204.99 feet to a point for corner;

THENCE North 2°50'01" East, a distance of 177.51 feet to a point for corner;

THENCE South 73°20'20" West, a distance of 10.16 feet to a point for corner;

THENCE North 12°55'16" West, a distance of 331.51 feet to a point for corner;

THENCE North 10°45'07" West, a distance of 325.95 feet to a point for corner;

THENCE North 71°39'28" East, a distance of 102.83 feet to a point for corner;

THENCE South 72°18'09" East, a distance of 3.75 feet to a point for corner;

THENCE North 85°34'27" East, a distance of 364.04 feet to a point at the beginning of a tangent curve to the left having a central angle of 58°46'58", a radius of 210.00 feet, a chord bearing and distance of North 56°10'57" East, 206.12 feet;

THENCE in a northeasterly direction, with said curve to the left, an arc distance of 215.45 feet to a point for corner;

THENCE South 26°47'25" West, a distance of 100.22 feet to a point for corner;

THENCE South 58°35'07" East, a distance of 653.69 feet to a point for corner;

THENCE South 61°10'45" West, a distance of 54.29 feet to a point for corner;

THENCE South 32°18'08" West, a distance of 52.70 feet to a point for corner;

THENCE South 12°37'41" West, a distance of 51.59 feet to a point for corner;

EXHIBIT "A"

Legal Description

THENCE South 56°46'36" West, a distance of 36.60 feet to a point for corner;

THENCE South 69°43'40" West, a distance of 73.06 feet to a point for corner;

THENCE South 20°28'27" West, a distance of 29.85 feet to a point for corner;

THENCE South 14°43'47" East, a distance of 59.02 feet to a point for corner;

THENCE South 1°44'53" West, a distance of 52.66 feet to a point for corner;

THENCE South 44°39'05" West, a distance of 81.17 feet to a point for corner;

THENCE South 65°13'26" West, a distance of 59.73 feet to a point for corner;

THENCE South 0°13'03" East, a distance of 38.35 feet to a point for corner;

THENCE South 6°13'22" West, a distance of 73.75 feet to a point for corner;

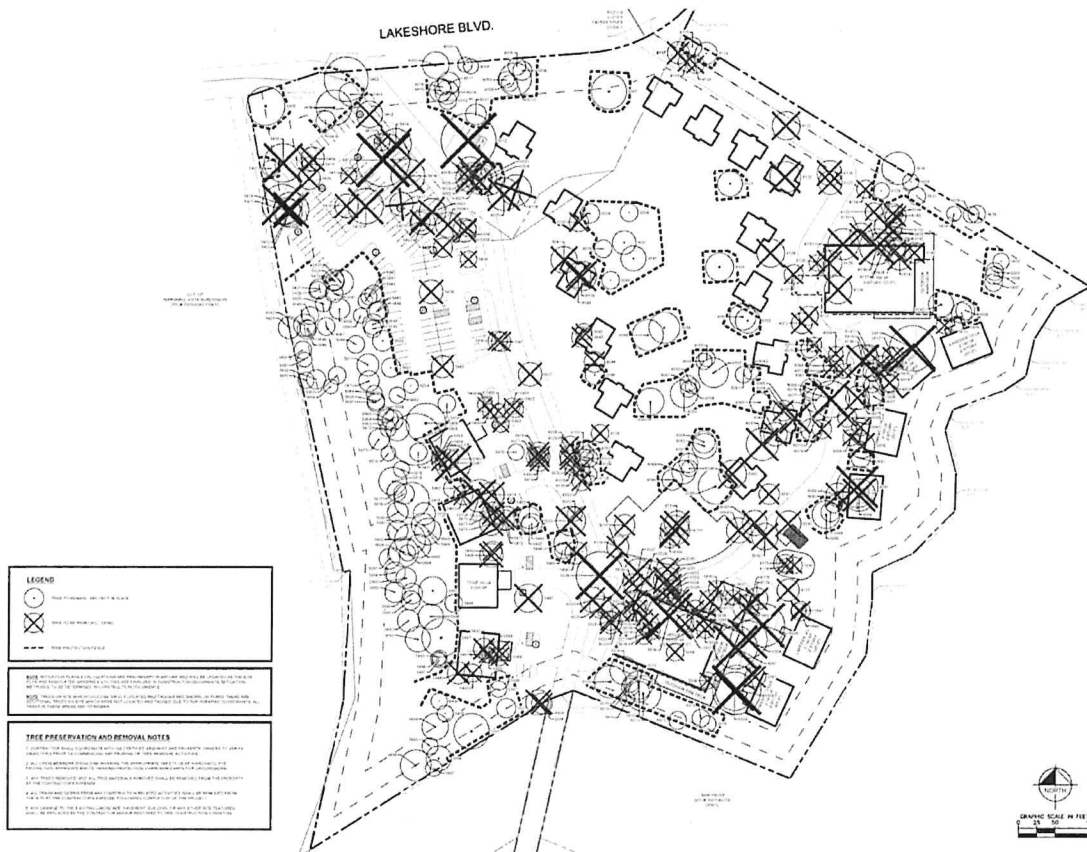
THENCE South 31°30'28" West, a distance of 195.70 feet to the **POINT OF BEGINNING** and containing 18.039 acres or 785,769 square feet of land, more or less.

EXHIBIT "B"
Land Use Plan



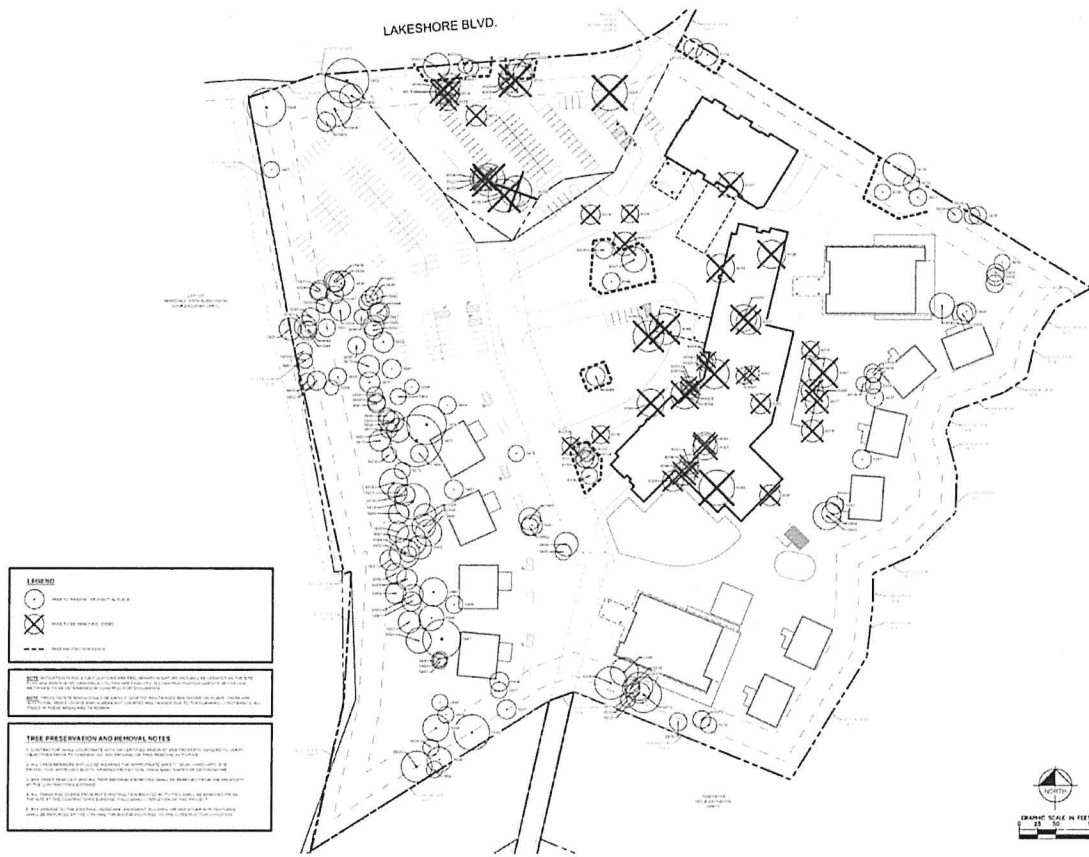
Phase I
Landscape Plan

EXHIBIT "B"
Land Use Plan



Phase I
Tree Preservation Plan

EXHIBIT "B"
Land Use Plan



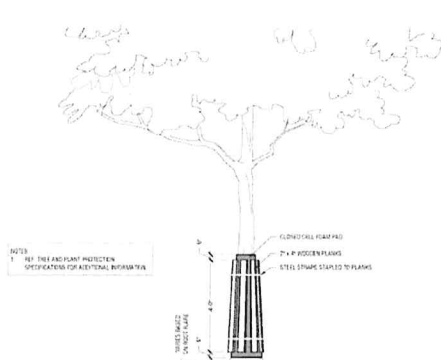
Phase II
Tree Preservation Plan

EXHIBIT "B"

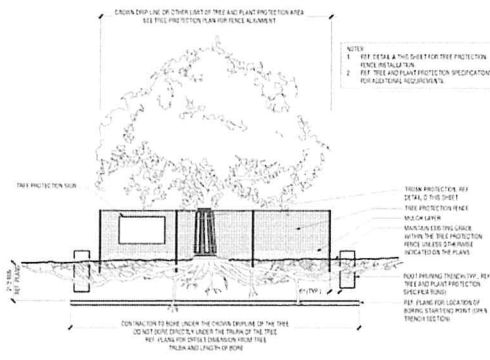
Land Use Plan

TREE PRESERVATION AND REMOVAL NOTES

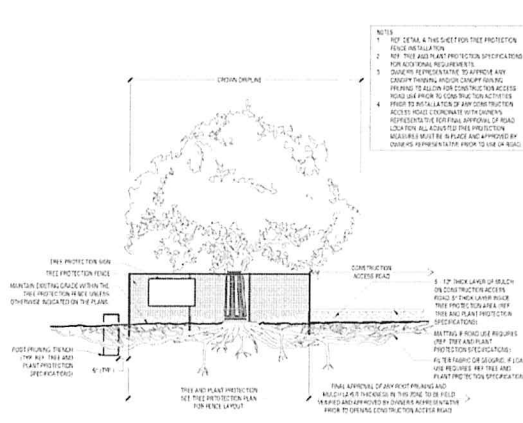
1. CONTRACTOR SHALL COORDINATE WITH THE CITY ENGINEER AND PROPERTY OWNER TO VERIFY EXISTING TREES PRIOR TO BEGINNING ANY PROTECTION OR REMOVAL ACTIVITIES.
2. ALL CUTS REMOVED SHOULD BE GRADING TO THE APPROPRIATE SAFETY CLEARANCE HEIGHTS. EYE PROTECTION APPROVED BY THE ENGINEER SHALL BE USED AT ALL TIMES.
3. ALL TREES REMOVED AND ALL TREE MATERIALS REMOVED SHALL BE REMOVED FROM THE PROPERTY AT THE CONTRACTOR'S EXPENSE.
4. ALL TRUNKS AND BRANCHES FROM ANY CONSTRUCTION RELATED ACTIVITIES SHALL BE REMOVED FROM THE SITE AT THE CONTRACTOR'S EXPENSE, FOLLOWING COMPLETION OF THE PROJECT.
5. ANY DAMAGE TO THE EXISTING LANDSCAPE, PAVEMENT, BUILDING OR ANY OTHER SITE FEATURES SHALL BE REPAIRED BY THE CONTRACTOR AND/OR REFERRED TO THE LANDSCAPE ARCHITECT.



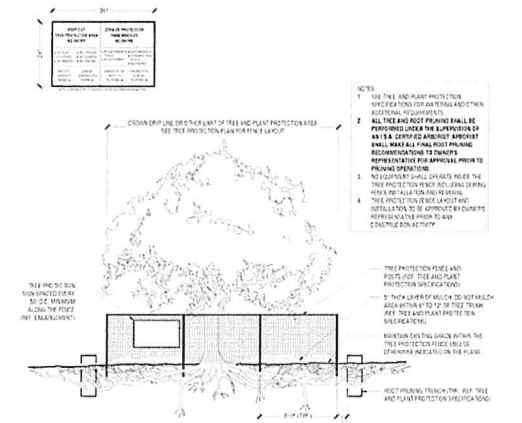
TRUNK PROTECTION
Scale: NTS



TREE PROTECTION - UTILITY BORING UNDER CROWN DRIP LINE
Scale: NTS



TREE PROTECTION - CONSTRUCTION ACCESS ROAD
Scale: NTS



TYPICAL TREE PROTECTION FENCING
Scale: NTS

Tree Preservation Details

EXHIBIT "B"
Land Use Plan



Hotel and Wedding Venue 2



Masonry Buffer at Existing Residences

EXHIBIT "B"
Land Use Plan



Hotel – Four Stories

Hotel Building Materials

Elevation	Material	SF	% of Total
EAST	Wood	1184	21%
	Stone	2843	50%
	Glass	1184	21%
	Metal	480	8%
	TOTAL	5691	
WEST	Wood	2896	42%
	Stone	3131	46%
	Glass	478	7%
	Metal	372	5%
	TOTAL	6877	
NORTH	Wood	4430	21%
	Stone	5992	28%
	Glass	8368	40%
	Metal	2392	11%
	TOTAL	21182	
SOUTH	Wood	4011	21%
	Stone	5064	27%
	Glass	8256	44%
	Metal	1425	8%
	TOTAL	18756	

EXHIBIT "B"
Land Use Plan



Wedding Venue – Three Stories



Condominiums – Four Stories

EXHIBIT "B"

Land Use Plan

Wedding Venue and Condominium Building Materials

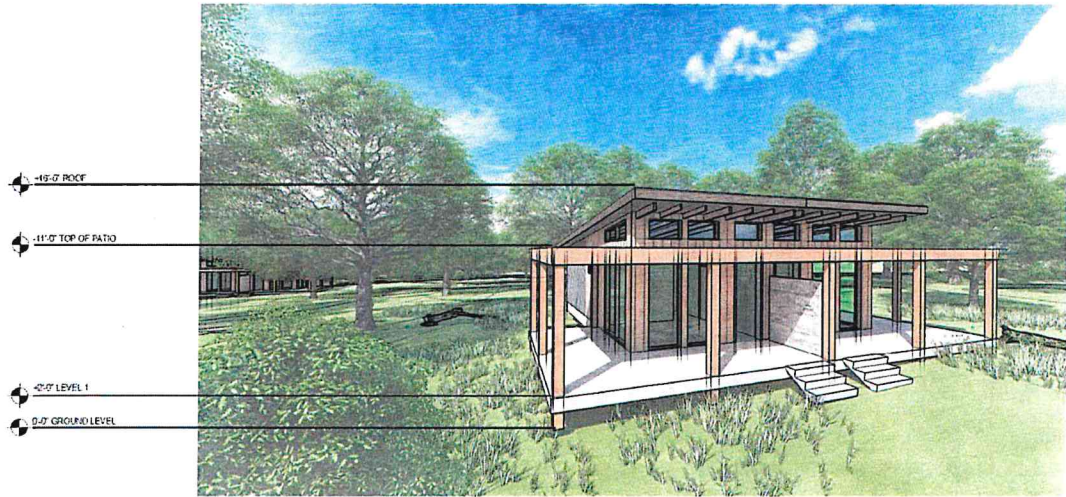
WEDDING VENUE

Elevation	Material	SF	% of Total
EAST	Wood	252	13%
	Stone	1563	29%
	Glass	1705	32%
	Metal	1870	35%
TOTAL		5390	
WEST	Wood	41	25%
	Stone	221	30%
	Glass	324	43%
	Metal	163	22%
TOTAL		749	
NORTH	Wood	250	8%
	Stone	683	22%
	Glass	1858	60%
	Metal	290	9%
TOTAL		3081	
SOUTH	Wood	745	33%
	Stone	602	27%
	Glass	416	19%
	Metal	465	21%
TOTAL		2228	

CONDO

Elevation	Material
EAST	Wood
	Stone
	Glass
	Metal
TOTAL	
WEST	Wood
	Stone
	Glass
	Metal
TOTAL	
NORTH	Wood
	Stone
	Glass
	Metal
TOTAL	
SOUTH	Wood
	Stone
	Glass
	Metal
TOTAL	

EXHIBIT "B"
Land Use Plan



Cabin – One Story



Lakeside Villas – Two Stories

EXHIBIT "B"
Land Use Plan

Cabin and Lakeside Villa Building Materials

CABIN

Elevation	Material	SF	% of Total
EAST	Wood	157	37%
	Glass	66	16%
	Metal	163	38%
	Stone	38	9%
TOTAL		424	
WEST	Wood	157	37%
	Glass	66	16%
	Metal	163	38%
	Stone	38	9%
TOTAL		424	
North	Wood	0	0%
	Glass	94	31%
	Metal	164	53%
	Stone	50	16%
TOTAL		308	
South	Wood	204	48%
	Glass	171	40%
	Metal	0	0%
	Stone	50	12%
TOTAL		425	

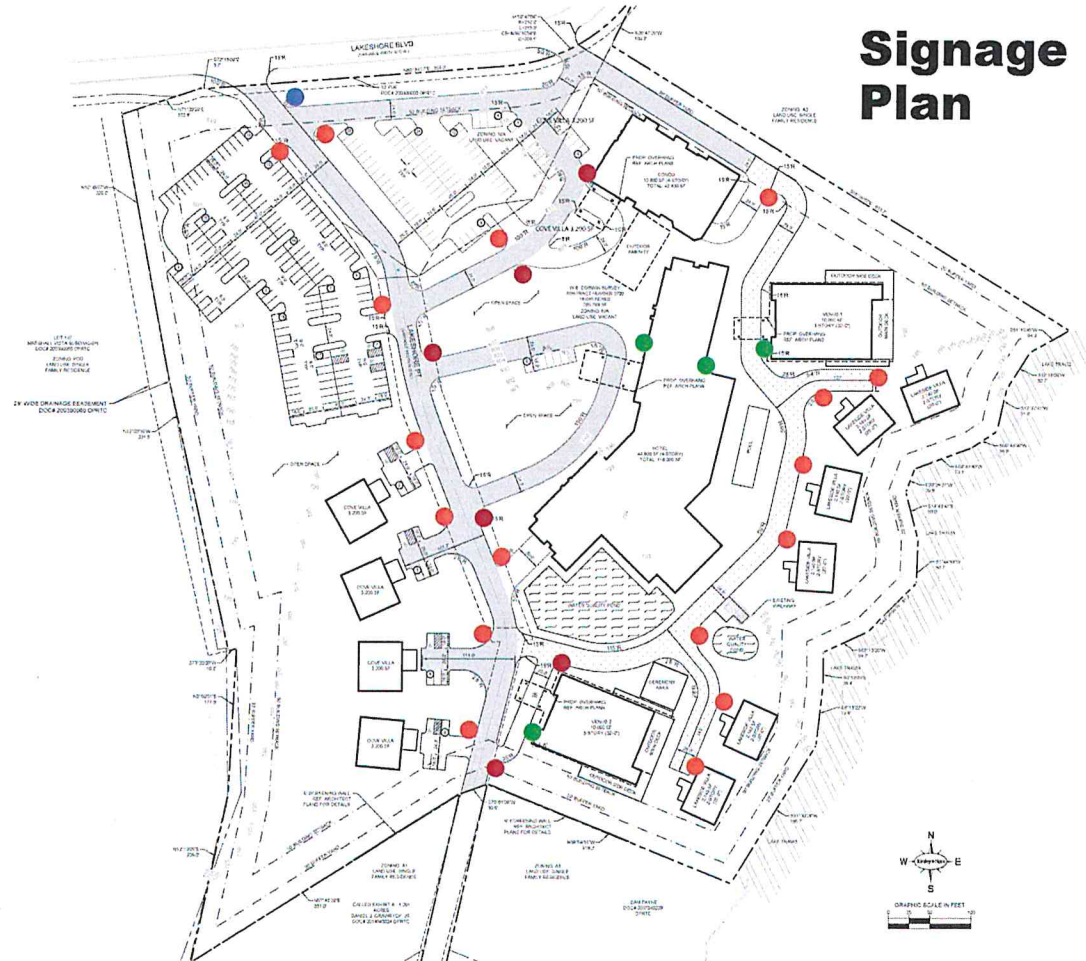
LAKESIDE VILLA

Elevation	Material	SF
EAST	Wood	41
	Stone	221
	Glass	324
	Metal	163
TOTAL		749
WEST	Wood	41
	Stone	221
	Glass	324
	Metal	163
TOTAL		749
NORTH	Wood	196
	Stone	0
	Glass	887
	Metal	0
TOTAL		1083
SOUTH	Wood	0
	Stone	1133
	Glass	0
	Metal	0
TOTAL		1133

EXHIBIT "B"

Land Use Plan

Signage Plan



SITE DATA SUMMARY TABLE

GENERAL INFORMATION	REMARKS
PROJECT NAME	...
OWNER	...
DESIGNER	...
DATE	...
PROJECT LOCATION	...
PROJECT PHASE	...
PROJECT STATUS	...
PROJECT BOUNDARY	...
PROJECT AREA	...
PROJECT PERMITS	...
PROJECT NOTES	...
PROJECT CONTACT	...
PROJECT ADDRESS	...
PROJECT PHONE	...
PROJECT FAX	...
PROJECT EMAIL	...
PROJECT WEBSITE	...
PROJECT SOCIAL MEDIA	...
PROJECT VIDEO	...
PROJECT AUDIO	...
PROJECT IMAGES	...
PROJECT DOCUMENTS	...
PROJECT FILES	...
PROJECT LINKS	...
PROJECT REFERENCES	...
PROJECT SOURCES	...
PROJECT TOOLS	...
PROJECT METHODS	...
PROJECT PROCEDURES	...
PROJECT STANDARDS	...
PROJECT CODES	...
PROJECT REGULATIONS	...
PROJECT AGREEMENTS	...
PROJECT CONTRACTS	...
PROJECT ORDERS	...
PROJECT NOTICES	...
PROJECT RECORDS	...
PROJECT ARCHIVES	...
PROJECT BACKUPS	...
PROJECT RESTORES	...
PROJECT DELETES	...
PROJECT PURGES	...
PROJECT MAINTENANCE	...
PROJECT SUPPORT	...
PROJECT TRAINING	...
PROJECT DOCUMENTATION	...
PROJECT COMMUNICATIONS	...
PROJECT RELATIONS	...
PROJECT REPUTATION	...
PROJECT BRAND	...
PROJECT CULTURE	...
PROJECT VALUES	...
PROJECT MISSION	...
PROJECT VISION	...
PROJECT STRATEGY	...
PROJECT TACTICS	...
PROJECT OPERATIONS	...
PROJECT LOGISTICS	...
PROJECT SUPPLY	...
PROJECT DEMAND	...
PROJECT INVENTORY	...
PROJECT ACQUISITION	...
PROJECT RETENTION	...
PROJECT CHURN	...
PROJECT LIFECYCLE	...
PROJECT RISK	...
PROJECT COMPLIANCE	...
PROJECT SECURITY	...
PROJECT PRIVACY	...
PROJECT PROTECTION	...
PROJECT RECOVERY	...
PROJECT CONTINUITY	...
PROJECT RESILIENCE	...
PROJECT ADAPTABILITY	...
PROJECT FLEXIBILITY	...
PROJECT SCALABILITY	...
PROJECT SUSTAINABILITY	...
PROJECT RESPONSIBILITY	...
PROJECT ETHICS	...
PROJECT INTEGRITY	...
PROJECT HONESTY	...
PROJECT TRANSPARENT	...
PROJECT ACCOUNTABILITY	...
PROJECT COMMITMENT	...
PROJECT DEDICATION	...
PROJECT PASSION	...
PROJECT ENTHUSIASM	...
PROJECT ENERGY	...
PROJECT MOTIVATION	...
PROJECT INSPIRATION	...
PROJECT IMAGINATION	...
PROJECT INNOVATION	...
PROJECT CREATIVITY	...
PROJECT ORIGINALITY	...
PROJECT UNUSUALITY	...
PROJECT RISKY	...
PROJECT BOLD	...
PROJECT BRAVE	...
PROJECT COURAGE	...
PROJECT DETERMINATION	...
PROJECT PERSEVERANCE	...
PROJECT PERSISTENCE	...
PROJECT ENDURANCE	...
PROJECT STAMINA	...
PROJECT STRENGTH	...
PROJECT POWER	...
PROJECT FORCE	...
PROJECT IMPACT	...
PROJECT INFLUENCE	...
PROJECT EFFECT	...
PROJECT RESULT	...
PROJECT OUTCOME	...
PROJECT CONSEQUENCE	...
PROJECT IMPACT	...
PROJECT EFFECT	...
PROJECT RESULT	...
PROJECT OUTCOME	...
PROJECT CONSEQUENCE	...

- SIGN LEGEND**
- FREE STANDING SIGNAGE (TYPE 1) (SEE SUBMITTALS FOR DETAILS)
 - WALL MOUNTED SIGN
 - BUILDING SIGNAGE
 - CANTONMENT SIGN

- LEGEND**
- PROPERTY LINE
 - SETBACK LINE
 - EASEMENT EASEMENT
 - PROPERTY BOUNDARY WALL
 - PROPOSED PAVEMENT LINE
 - PROPOSED CURB/STREET LINE
 - NUMBER OF PROPOSED SIGNAGE PLACEMENT

Proposed Signage Narrative:

Customer signage is proposed at the entrance of the property. Free standing signs are proposed to be up to 100% the current entrance size.

Building signage is proposed for the Hotel and Casino structures in Phase 2. These signs are to be up to 100% larger than the current size.

Building signage is proposed for the Casino structures in Phase 1. These signs are to be up to 100% larger than the current size. These signs will be removed for Phase 2.

All other signage is proposed for wayfinding and directional purposes. Signs will have the ability to locate the various venues and parking.

Approximately 30-40 signs proposed to place along the property between Phase 1 and Phase 2.

This diagram subject to change with further site plan development.