

Exhibit VIII.C.5.a.5

Exhibit VIII.C.5.a.5 - Hardscape, Landscape, Landscape Treatments

Project hardscape, landscape, and landscape treatments are depicted on the attached figure. No off-site improvements are required.

The project site is set on the campus of the existing Traditions Resort and Conference Center which is maintained to a high standard of quality. The site also includes the championship 18-hole golf course and sections of an original 9-hole golf course which is still expertly maintained.

Proposed landscaping will include a mix of shade trees, evergreens, hedges/evergreen buffers, small and dwarf trees, planter beds with annuals, perennials, and shrubs, manicured lawn areas, structural features, hardscapes, and signage.

The project site incorporates the use of permeable architectural pavers at the entrance porte cochere for improved rainwater infiltration and the aesthetic benefits. The concrete sidewalks on site are laid out for efficient and safe movement of pedestrian traffic, as well as to be appealing within the landscape. Where applicable, these sidewalks are to be constructed of permeable concrete. In keeping with the existing sidewalks on site, areas of sidewalk will be stamped and died to improve the look of the hard surface.

A stunning water feature will be incorporated in the central courtyard between the upper Casino entrance, the existing resort & conference center and the proposed hotel. This fountain attraction will complement the architectural splendor of the three buildings and provide for an attractive focal point while approaching and entering the upper level of the facility. It will be surrounded by manicured landscape beds.

The resort access road was designed for traffic movement and safety, while also providing storm water infiltration benefits, and appealing landscape features. The access road will be four lanes (2 ingress, 2 egress) separated by a landscaped mall, and flanked by deciduous trees selected for their fall foliage and shade benefits. The landscaped mall provides an appealing location for exterior site lighting and landscape beds of annuals, perennials, and shrubs. The lower portion of the mall is on flatter slopes and will be utilized for storm water control and infiltration along with groundwater recharge.

Ground monument signs will be incorporated at the entrance and landscaped to draw the attention of the passing traffic or patron, while also providing them with the necessary information regarding the Resort and Traditions campus.

The mechanical control area access road will also become a landscape feature and will be constructed of a "grassed pavement" product for the limited use it will see.