

EXHIBIT B

Outstanding items related to Final MPD & Plat Submittal

CGM2 12/13/2016 10:12 AM

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1. Conceptual Landscape Plan:
 - a. The Approved Preliminary MPD landscape plan/guideline is not proposed to change in overall context and intent. With the change to the area directly surrounding the hotel, Developer will supply a conceptual landscape plan specific to the anticipated areas impacted by the hotel site construction.
 - b. Areas impacted by the roadway, utility, and casita construction will follow the native vegetation and restoration guidelines previously approved.
2. Signage Plan:
 - a. Directional/wayfinding signage as well as proposed monument signage will be submitted to city planning staff for approval.
 - b. Building signage is dependent on hotel operator and will be submitted for approval as part of Final MPD Application.
3. Lighting Plans:
 - a. Site lighting fixture detail sheets noting the height, details, and specifications for each of the proposed fixture types (parking lots, trails, & roadways) will be submitted for review by staff. Final light locations will be determined at Final MPD and submitted for final review.
 - b. Building Lighting Fixtures will be submitted for review/approval as part of Final MPD and Building Permit Issuance process.
 - c. Developer agrees that fully shielded cut-off fixtures will be required and no 'up-lighting' will be allowed to insure dark sky intent is met.
4. Hotel Elevations:
 - a. Detailed Building Elevations (including height) will be submitted as part of the Final MPD. The height varies due to the terrain and proposed grading on the parcel. Developer intends to build the hotel 'into' the site to minimize the height as much as possible. The height will comply with the SAR Zone of a 30'.
5. Utility Plans:
 - a. Conceptual utility plans were submitted to Moab City Engineers Office in November and December 2015. These will be supplemented with a narrative explaining utility service structure (private, sewer district, etc.)
 - b. Final Utility Plans will be submitted to Moab City for approval as part of Final MPD.
6. Traffic:
 - a. The revised trip generation letter (dated 9/13/2016) noted no major impacts from the changes regarding Phase One of the Hotel & Casitas and is sufficient for development & approval of Phase 1 of the Lionsback Final MPD and Plat.
 - b. Prior to final approval of Phase 2 of the Lionsback MPD and associated plats; the previously approved Traffic Impact Study will be updated to include the changed street classifications (Sand Flats Road, Mill Creek Drive, 400 East, and 300 South) as well as updated counts at Sand Flats, Mill Creek Drive, and 400 East Intersections per city request.
7. Grading & Drainage:
 - a. Detailed grading & drainage plans & calculations will be submitted for approval as part of Final MPD and Plat approval. Plans and Calculations will meet Grand County Storm Drainage requirements.
8. Geotechnical Report:
 - a. An Updated Geotechnical report will be submitted with Final MPD Submittal for each phase of development.