



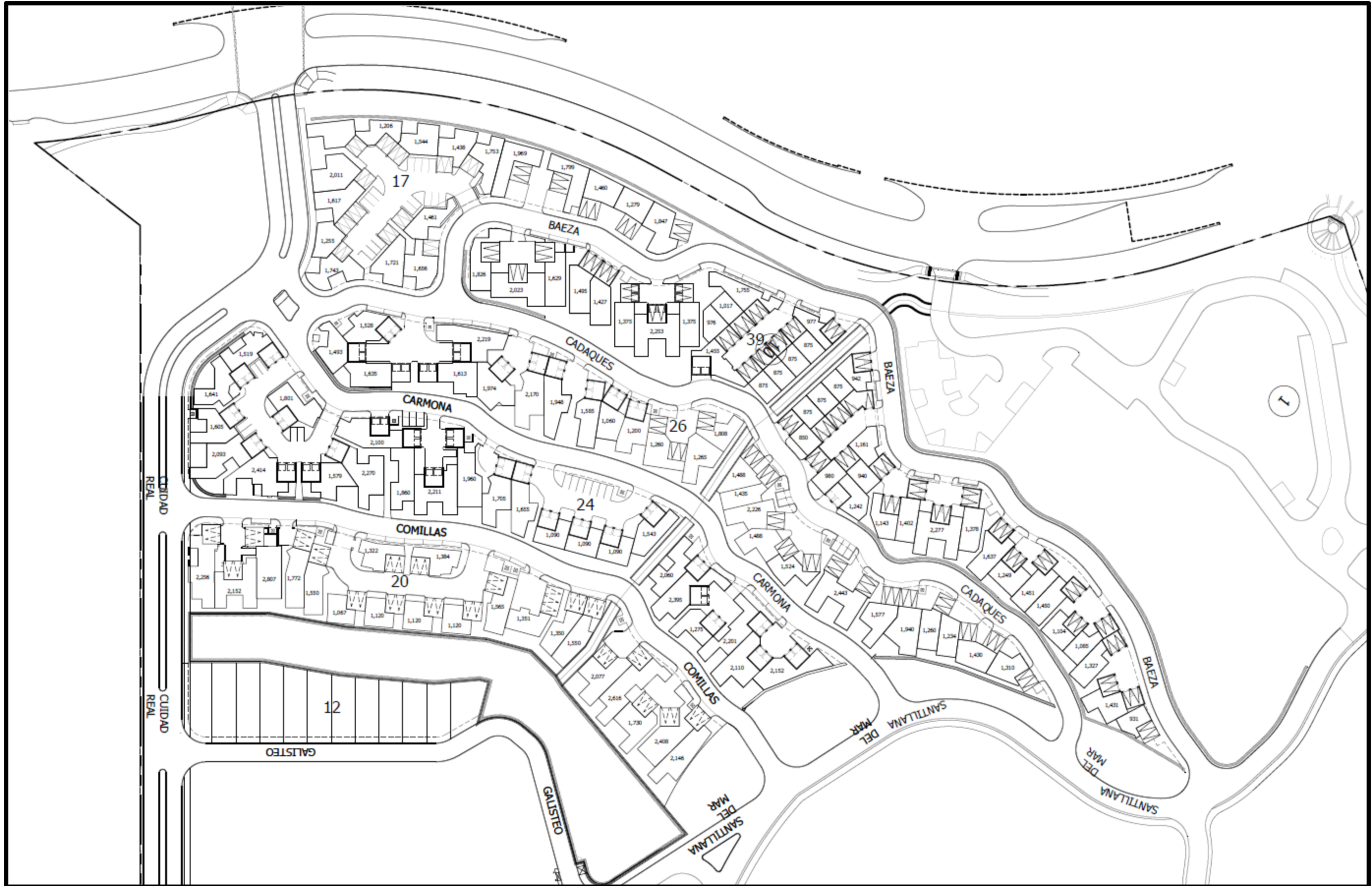
WESTLAKE ENTRADA

Planning & Zoning Presentation
2015-11-09

Current Project Status:

- **Trophy Club MUD Water Line Relocation**
 - **Offsite Line has been Installed, Tested and Accepted by TC MUD**
 - **Existing Line being removed and grading work being completed**
- **Sanitary Sewer:**
 - **Can 'solve our own problem' on-site with no additional easements needed**
 - **Gravity Flow to east removes a lift station and places the metering station in a location to benefit entire Town**
- **Paving for Entrada:**
 - **Switching to all Pavers for the entire development**
- **Retaining Walls:**
 - **Villa walls have been removed from the PID work (and future Town ownership)**
 - **Villas will have daylight basements with remaining Retaining Walls to be privately-owned (as a builder cost)**
- **New Layout of the Hillside Villas**
 - **Following direction given from Robin McCaffery**
 - **Minimal yards with intent to have a continuous street edge**
- **Master Landscape Plan: Submitted to the Town and working through Design Iterations with Staff and Consultants**
- **Design Guidelines: Complete except for two points:**
 - **All-masonry fireplace request by Robin McCaffery**
 - **Solid bar pickets where visible from the Street.**

Revised Hillside Villa Layout per Staff and Consultant's direction:



Current Final Site Plan Submittals:

- **CVS:**
 - 12,900 sqft Building
 - Significant Architectural concessions made throughout a multi-month design/iteration process
 - Additional screening provided by Centurion American's commitment to set aside four small building pads around the CVS site
- **Primrose:**
 - 12,000 sqft Building
 - Worked very hard with Staff and Merriman comments to create the fenced-in courtyard appearance while retaining their required playground areas
- Centurion American to provide further screening with the addition of the small building to the south of Primrose.

Primrose Elevations:



CVS and Primrose Final Site Plan:

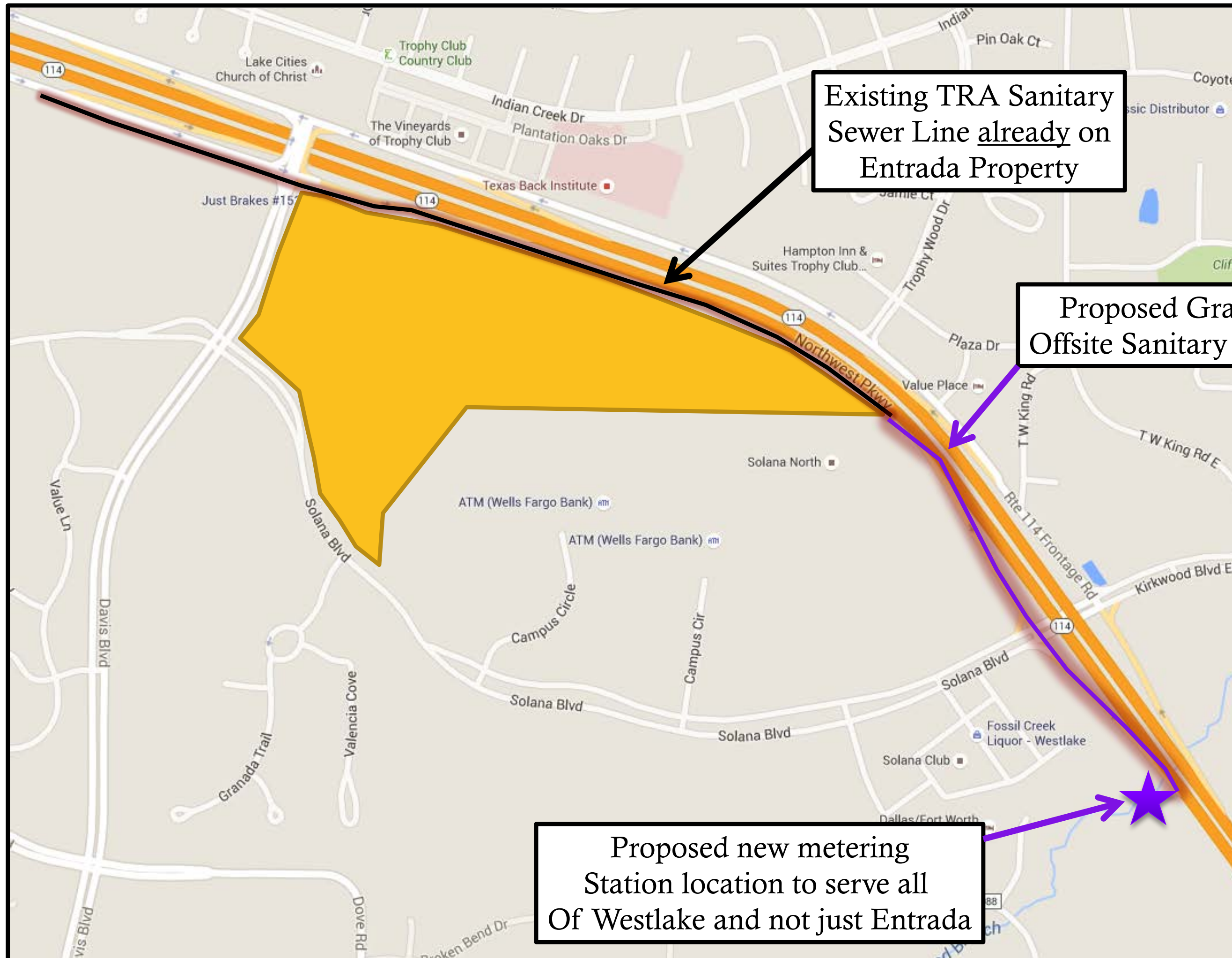


Vertical Construction Update:

- In addition to CVS and Primrose, CA will be seeking building permits in Feb 2016 for:
 - 29,500 sqft of Retail and Office on the Davis-114 Corner
 - 36,000 sqft of Showroom/Office around the Gas Pad
 - 330-park Garage adjacent to the Amphitheater
 - 25,000 sqft of Restaurants on the Water with Patio Space
- Total, Non-Residential Building Permits to be submitted by the first Quarter of 2016:
 - 12,900 sqft by CVS
 - 12,000 sqft by Primrose
 - 90,500 by Centurion American
 - Totalling 115,400 sqft
- Next Round of Submittals by Centurion American to include the 135-Room hotel with 161,000 sqft of Non-residential Space and the Chapel.
- Target submittal date for the Hotel and Chapel is Sept 1, 2016

Retail Corner Renderings:





Existing TRA Sanitary Sewer Line already on Entrada Property

Proposed Gravity-flow Offsite Sanitary Sewer Line

Proposed new metering Station location to serve all Of Westlake and not just Entrada

Retail
Corner

Office/Showroom

3,000 seat
Amphitheater

Restaurant Row
On the Water



DAVIS BLVD - FM 1938

SOLANA BLVD

HIGHWAY 114 - NORTHWEST PARKWAY

WESTLAKE ENTRADA

