

PARKING TABLE

	PARKING PROVIDED	REQUIRED ADA SPACES
GARAGE 1*	200	6
GARAGE 2	200	6
GARAGE 3	200	6
SURFACE PARKING (UNCOVERED)	70	3
TOTAL	670	21

	CONDITIONED SF	# OF UNITS**	2 BED (1/3)	3/4 BED (2/3)	REQUIRED PARKING***
GARAGE 3 (RETAIL****)	12,804	0	0	0	64
FLOOR 1	40,500	23	8	16	62
FLOOR 2	40,500	23	8	16	62
FLOOR 3	40,500	23	8	16	62
FLOOR 4	40,500	23	8	16	62
FLOOR 5	39,000	22	7	15	60
FLOOR 6	39,000	22	7	15	60
FLOOR 7	24,000	14	5	9	37
TOTAL	276,804	151	50	101	467

MARINA PARKING PROVIDED 203

* MARINA PARKING
 ** AVE UNIT SIZE 1,750
 *** 2 SPACES PER 2 BED, 3 SPACES PER 3/4 BED
 **** 1/200 PARKING RATIO



MARINA
 APPROXIMATELY 389 SLIPS

8 STORY LUXURY CONDOMINIUMS WITH SURFACE PARKING AND SUB-SURFACE PARKING GARAGE

GARAGE LEVEL 0 = 200 SPACES
 GARAGE LEVEL 1 = 200 SPACES
 GARAGE LEVEL 2 = 200 SPACES
 SURFACE PARKING = 70 SPACES

TOTAL SPACES = 670

FLOOR 1 - 40,500 SF
 FLOOR 2 - 40,500 SF
 FLOOR 3 - 40,500 SF
 FLOOR 4 - 40,500 SF
 FLOOR 5 - 39,000 SF
 FLOOR 6 - 39,000 SF
 FLOOR 7 - 39,000 SF
 FLOOR 8 - 24,000 SF

AVERAGE UNIT SIZE = 1,750 SF
 PROPOSED UNIT COUNT = 151 UNITS

- 1. MARINA
- 2. BOAT LAUNCH RAMP
- 3. PEDESTRIAN / CART RAMP
- 4. OUTDOOR AMENITIES
- 5. MAIN BUILDING ENTRY
- 6. BOAT LAUNCH STAGING
- 7. DOG PARK / HERITAGE OAKS
- 8. MAINTENANCE FACILITIES
- 9. SERVICE / EMERGENCY ACCESS DRIVE
- 10. TENNIS / PICKLEBALL COURTS
- 11. MAIN ENTRY / GUARDHOUSE
- 12. MARINA REPAIR SHOP
- 13. ACCESSORY BUILDING





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TENNIS COURTS

SEA WALL EXTENDS
EXISTING CLIFF LINE

BOAT RAMP



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KEY LAKE TRAVIS ELEVATIONS
<https://www.lcra.org/water/floods/key-elevations-for-lake-travis-during-floods/>

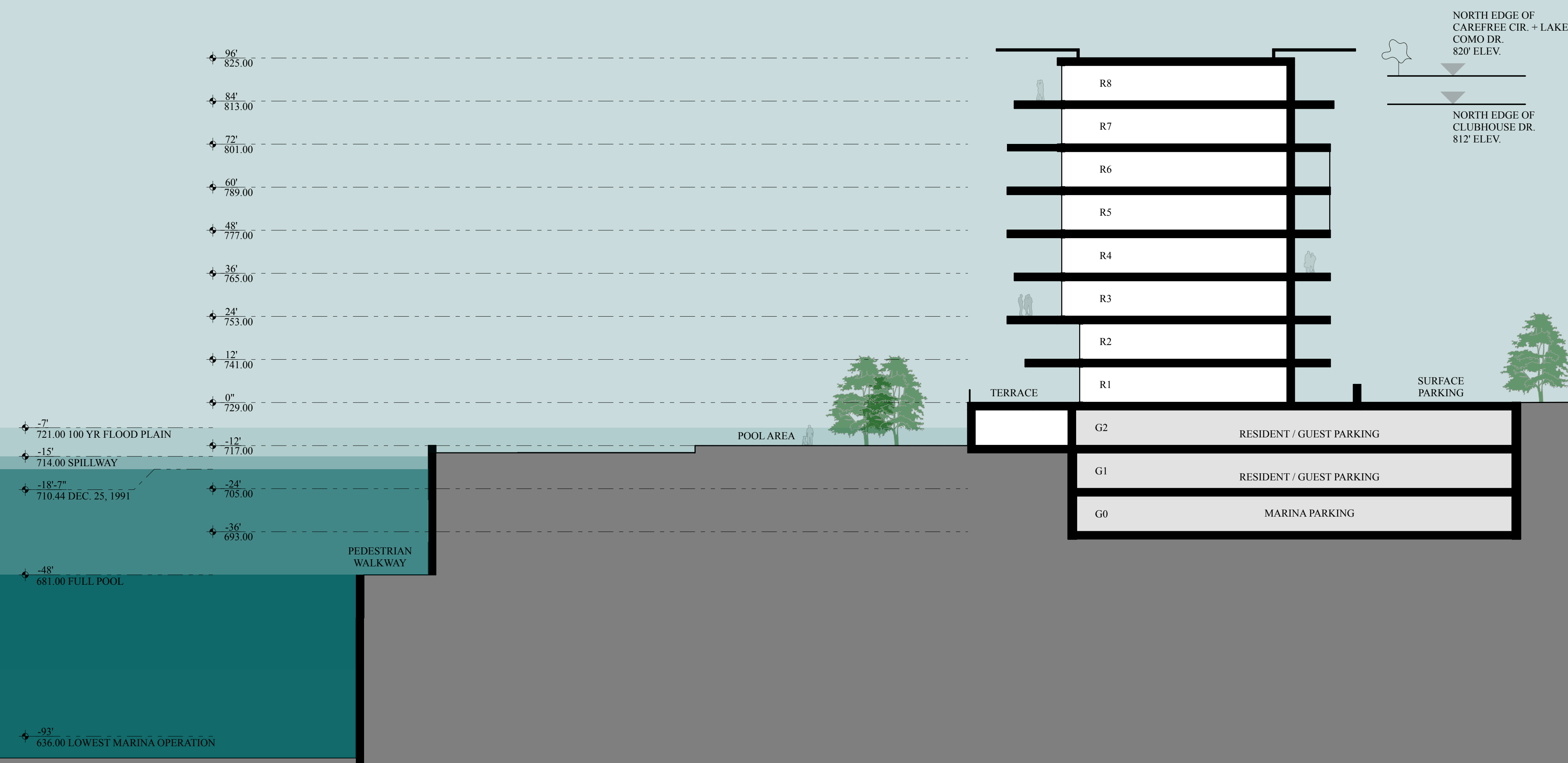
681 feet msl: Lake Travis is considered full for water supply purposes at 681 feet msl. (At this level Lake Travis holds about 1.1 million acre-feet, the amount of water it would take to fill more than 1.1 million acres to a depth of 1 foot or about 363 billion gallons.)

681 to 683 feet msl: When Lake Travis is forecast to rise to between 681 and 683 feet msl, LCRA may release up to 7,500 cubic feet per second (cfs), as long as even with the releases, the river stays below specified levels at three control points on the Colorado River downstream of the dam.

683 to 710 feet msl: When Lake Travis is forecast to rise to between 683 and 710 feet msl, LCRA may release up to 30,000 cfs, as long as even with the releases, the river stays below specified levels at three control points on the Colorado River downstream of the dam.

710 to 714 feet msl: When Lake Travis is forecast to rise to between 710 and 714 feet msl, LCRA may release up to 50,000 cfs as long as even with the releases, the river stays below specified levels at three downstream control points on the Colorado River. (The highest level ever reached on Lake Travis was 710.44 feet msl on Dec. 25, 1991.)

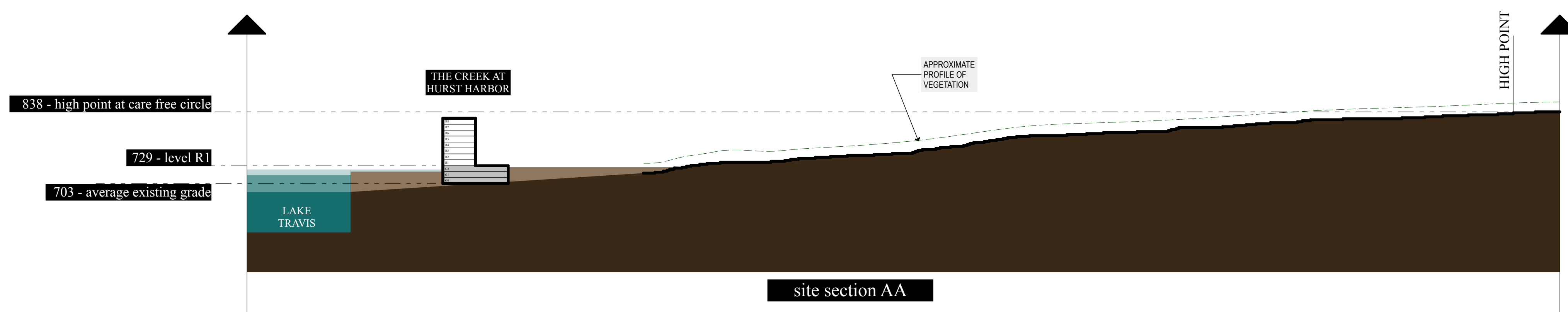
714 to 722 feet msl: Water flows over the spillway of Mansfield Dam when Lake Travis rises above 714 feet msl. If Lake Travis is forecast to rise to between 714 and 722 feet msl, LCRA may release up to 90,000 cfs, including any flow over the spillway. Releases are not limited by downstream conditions.



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SITE SECTION NOTES:

1. SITE SECTION IS ILLUSTRATED FROM THE HIGHEST POINT ADJACENT TO CAREFREE CIRCLE ACROSS PROPOSED HHM DEVELOPMENT.
2. ARROWS ARE INDICATED TO APPROXIMATE VIEW ORIENTATION OF ADJACENT PROPERTIES.
3. TOPOGRAPHIC DATA WAS OBTAINED FROM CITY OF LAKEWAY.



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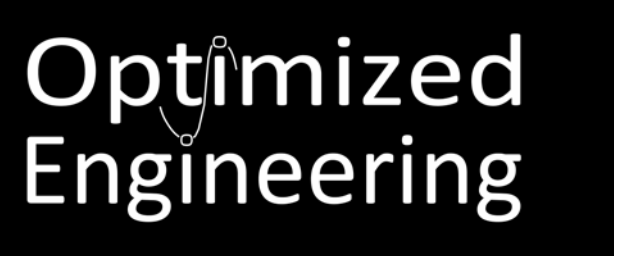




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Value Add of Proposed Development

147 residential dwelling units

264,000 SF of air-conditioned space

420 covered, underground parking spaces

\$450,000,000 estimated value at completion in 2027



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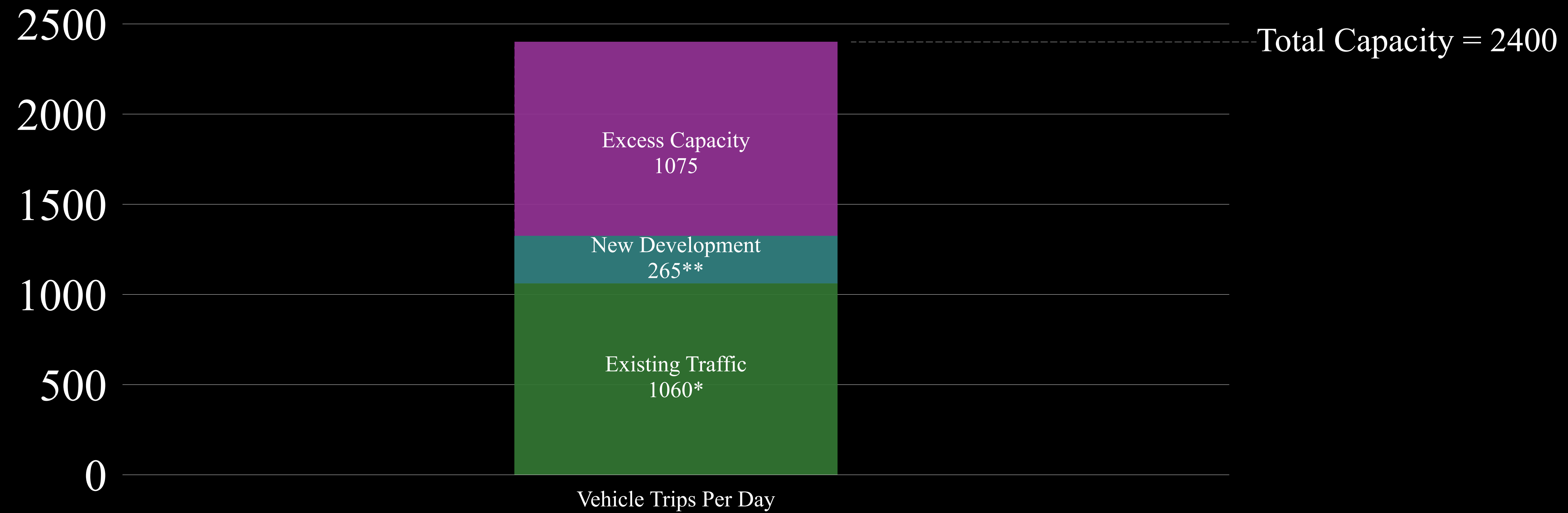
\$450M Development

Attribute	Future
Appraised Value	\$450,000,000
City of Lakeway	\$657,000
Lake Travis ISD	\$4,833,450
Travis County WCID No. 17	\$239,850
Travis County	\$1,370,948
Travis County Healthcare District	\$461,025
Travis County ESD No. 6	\$390,150
Total Tax Levy	\$7,952,423





Vehicle Trips per Day on Clara Van



Sources:

* TxDOT

** Projected Dev



620 & Clara Van Intersection

620 & Clara Van Intersection Hourly Traffic Counts

- Current 10-20 second delay for left- or right-hand turn from Clara Van to RM 620.
- No projected delay at the intersection due to development.

