

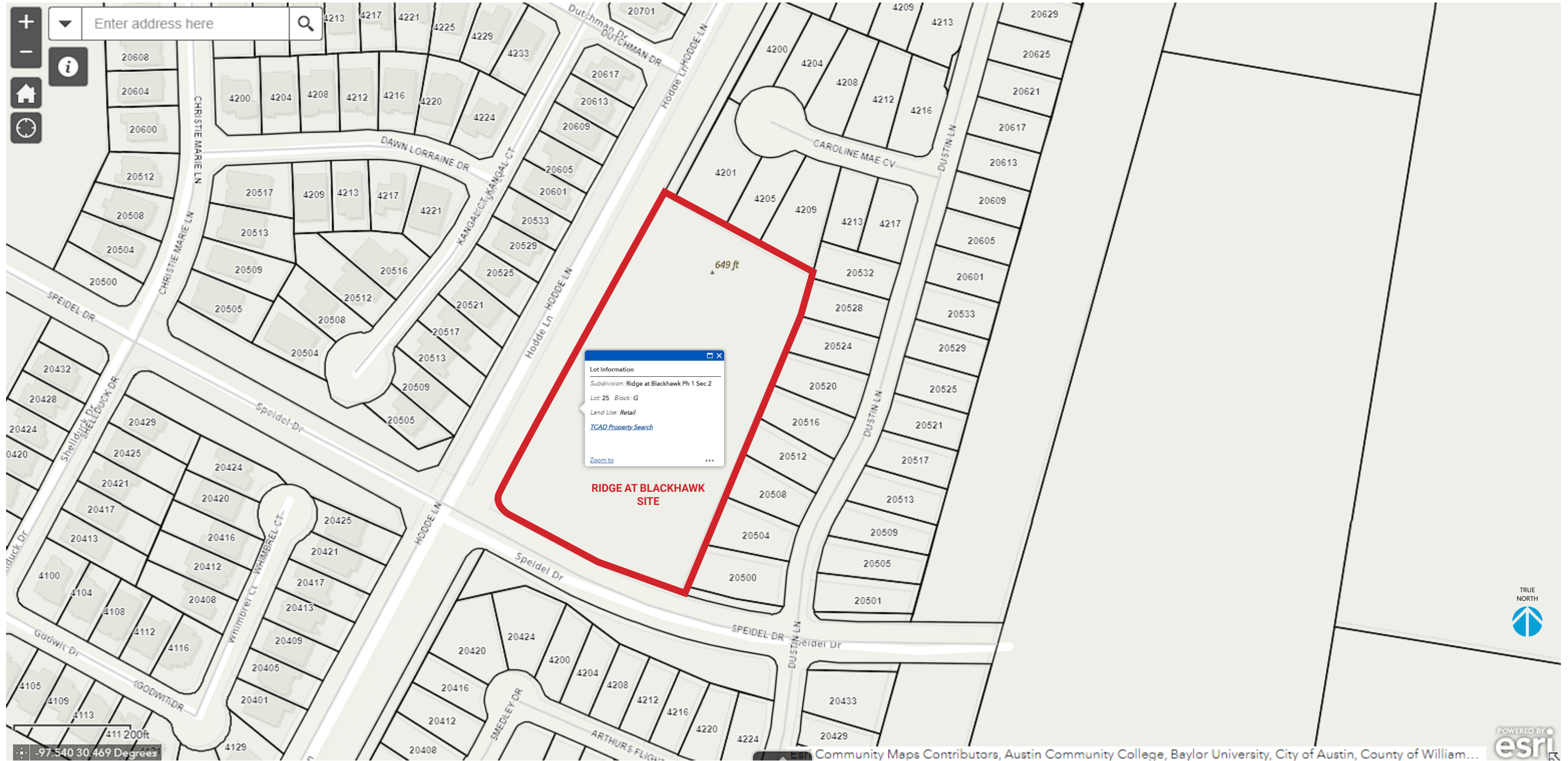
The Ridge at Blackhawk Retail

Presentation to City of Pflugerville

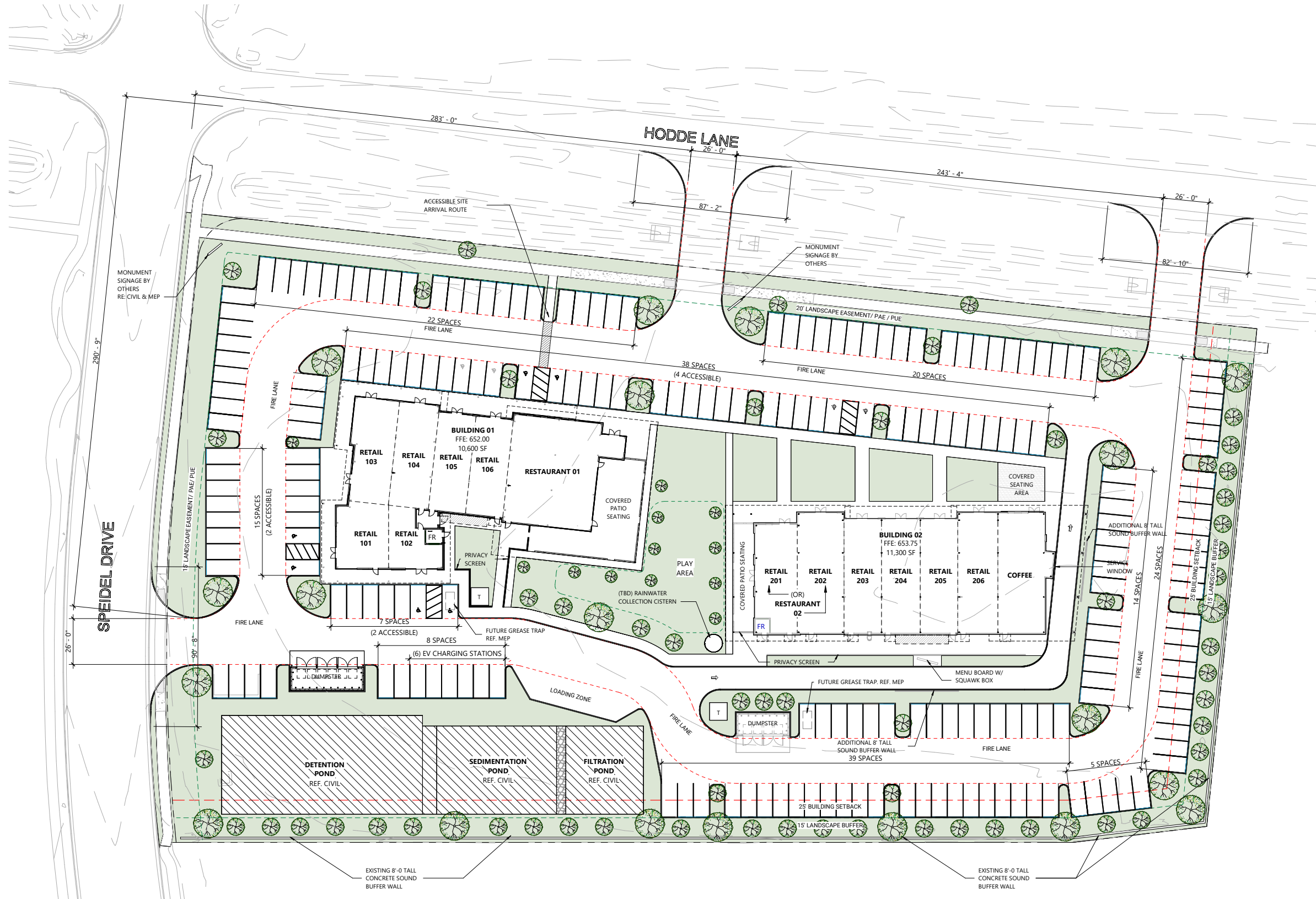
November 6, 2023

LEVY
DYKEMA

PROJECT LOCATION

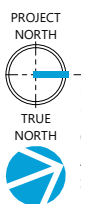


SITE PLAN

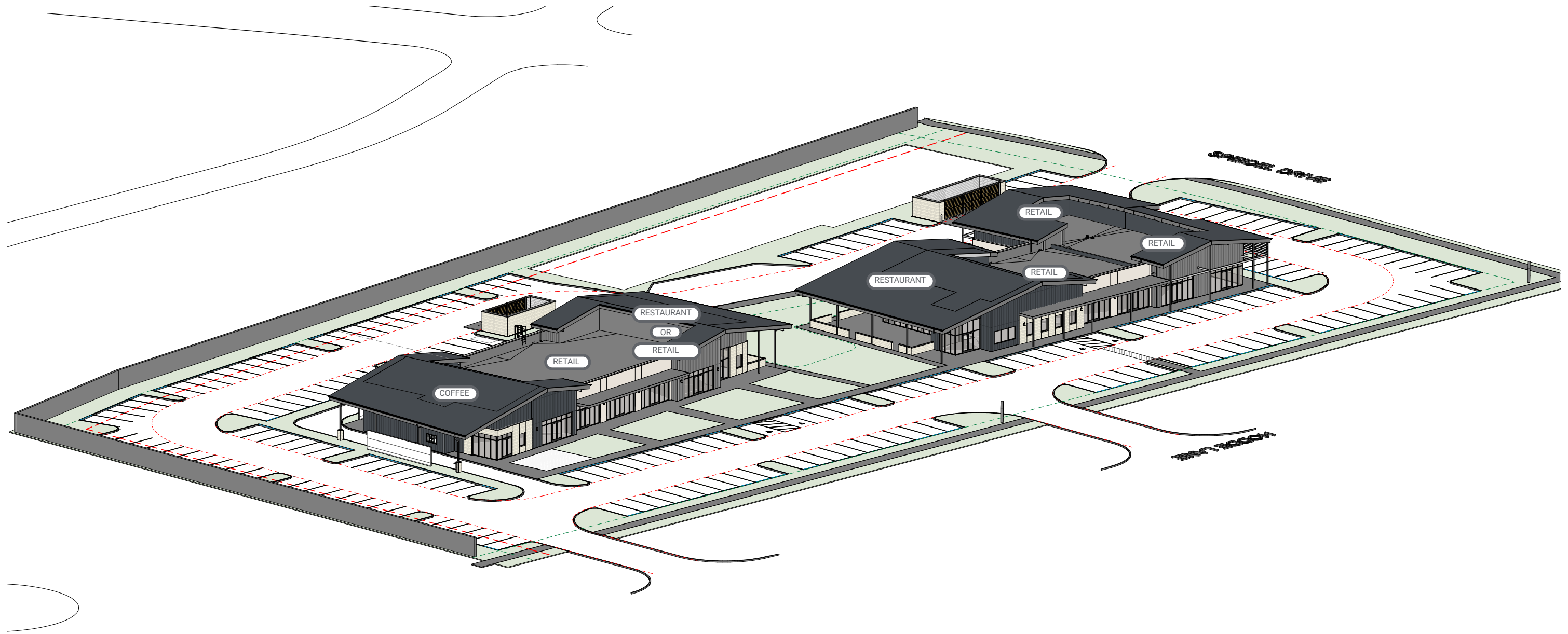


PARKING CALCULATIONS

AREA SUMMARY (LEASABLE SF)		SINGLE STORY BUILDINGS
BUILDING 01: 8,284 SF		
RETAIL 101:	1,077 SF	
RETAIL 102:	780 SF	
RETAIL 103:	1,395 SF	
RETAIL 104:	1,332 SF	
RETAIL 105:	1,174 SF	
RETAIL 106:	1,179 SF	
RESTAURANT 01:	3,302 SF	
BUILDING 02: 10,516 SF		
RETAIL 203:	1,370 SF	
RETAIL 204:	1,419 SF	
RETAIL 205:	1,370 SF	
RETAIL 206:	1,547 SF	
RESTAURANT 02:	3,324 SF	
COFFEE:	2,165 SF	
TOTAL BUILDING SF (LEASABLE):		18,400 SF
OUTDOOR SEATING		
RESTAURANT 01 PATIO:	1,955 SF	
RESTAURANT 02 PATIO:	679 SF	
COFFEE PATIO:	400 SF	
TOTAL PATIO SQUARE FOOTAGE:		3,034 SF
PARKING REQUIREMENTS:		
RESTAURANT:	1:90	
PATIO SEATING:	1:90	
RETAIL:	1:250	
RETAIL 101:	5 SPACES	
RETAIL 102:	4 SPACES	
RETAIL 103:	6 SPACES	
RETAIL 104:	6 SPACES	
RETAIL 105:	5 SPACES	
RETAIL 106:	5 SPACES	
RESTAURANT 01:	37 SPACES	
+ PATIO SEATING	22 SPACES	
RETAIL 203:	6 SPACES	
RETAIL 204:	6 SPACES	
RETAIL 205:	6 SPACES	
RETAIL 206:	7 SPACES	
RESTAURANT 02:	37 SPACES	
+ PATIO SEATING	8 SPACES	
COFFEE:	25 SPACES	
+ PATIO SEATING	5 SPACES	
REQUIRED	190 SPACES	
PROVIDED	209 SPACES	
	(8 ACCESSIBLE)	

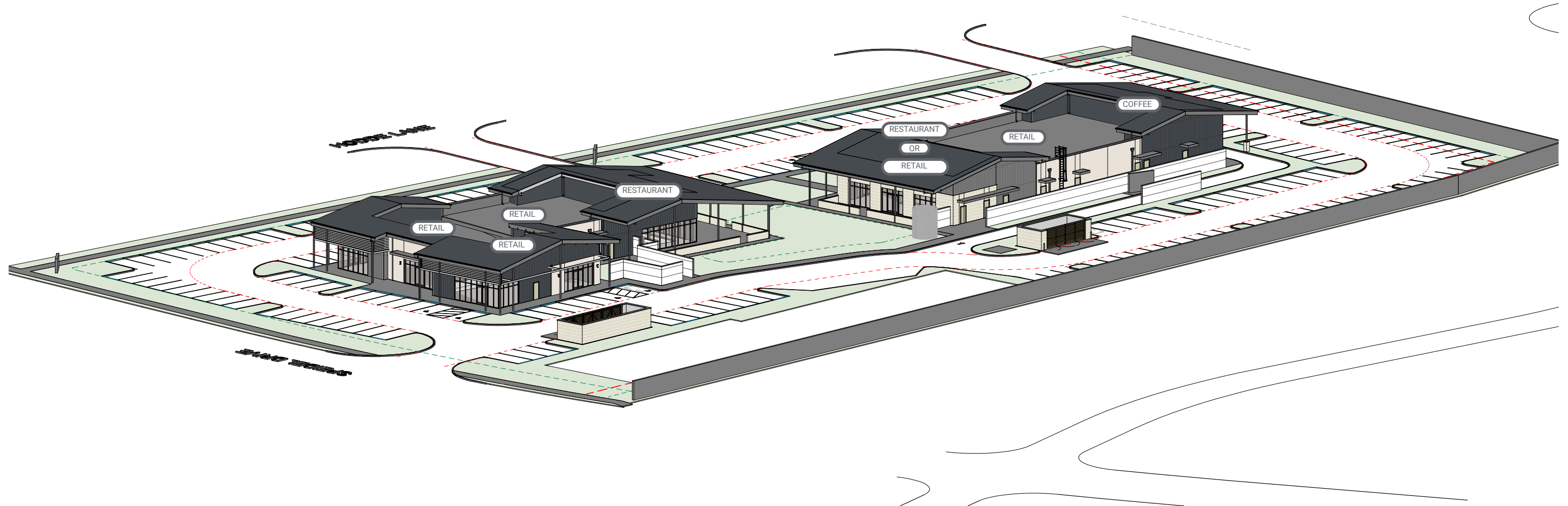


3D VIEWS



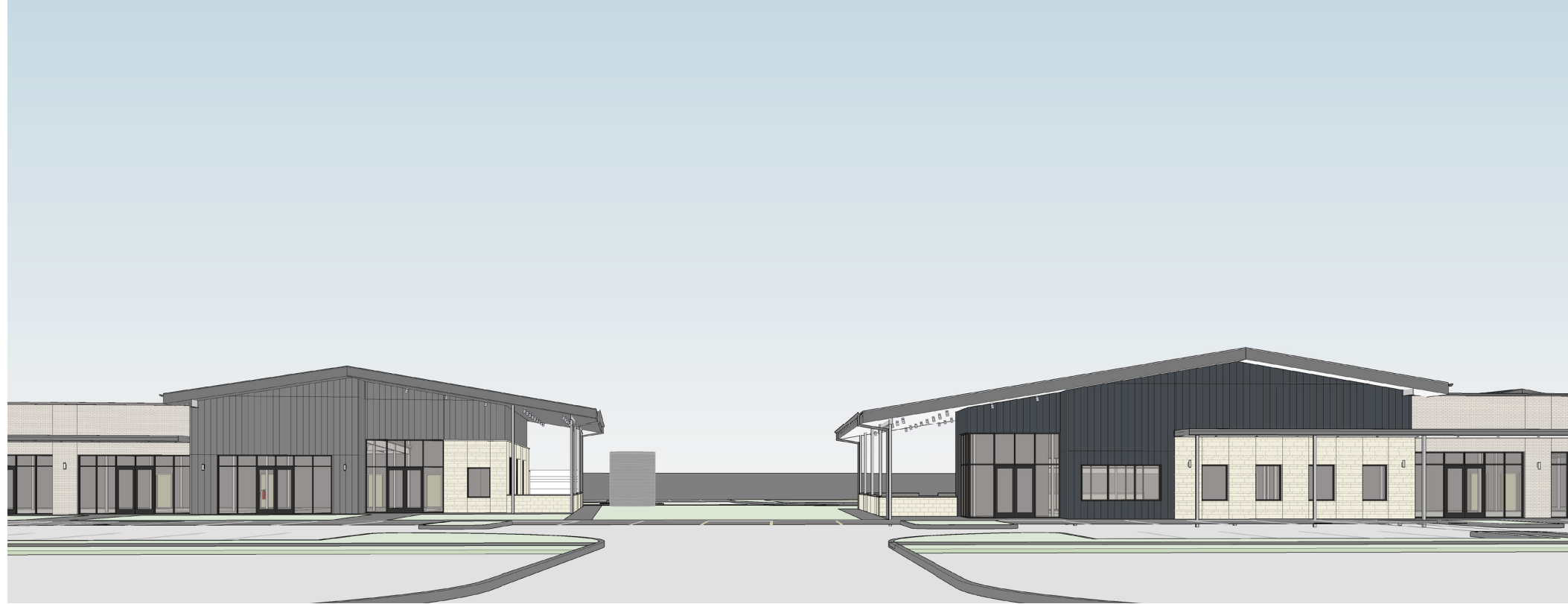
AERIAL FROM NORTH WEST

3D VIEWS



AERIAL FROM SOUTH EAST

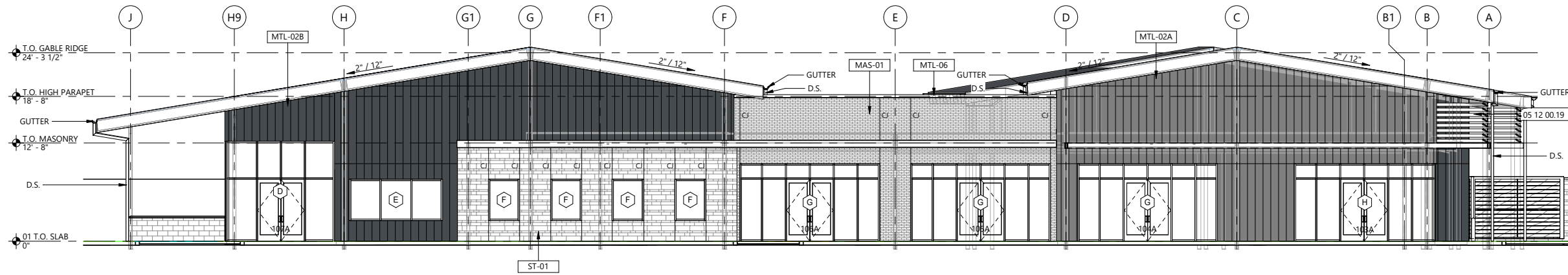
PERSPECTIVES



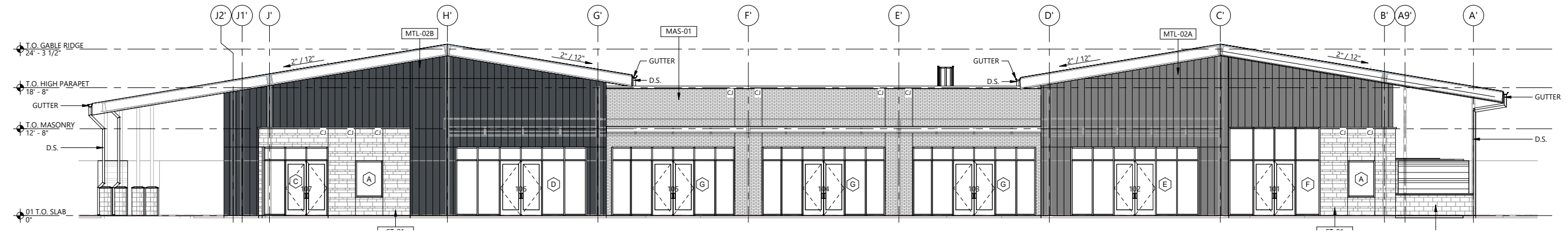
SITE ENTRY @ HODDE LANE



VIEW FROM HODDE & SPEIDEL INTERSECTION


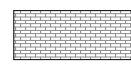

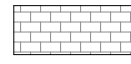

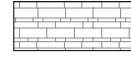



BUILDING 1 - WEST ELEVATION (ALONG HODDE LANE) | SCALE: 1/16" = 1'



BUILDING 2 - WEST ELEVATION (ALONG HODDE LANE) | SCALE: 1/16" = 1'

LEGEND:

	MTL-01	STANDING SEAM SHEET METAL ROOFING		MAS-01	CLAY UNIT MASONRY
	MTL-02A	BOARD AND BATTEN METAL WALL PANELS (COLOR A)		MAS-04	CONCRETE UNIT MASONRY
	MTL-02B	BOARD AND BATTEN METAL WALL PANELS (COLOR B)		ST-01	STONE MASONRY
				WD-01	WOOD SIDING