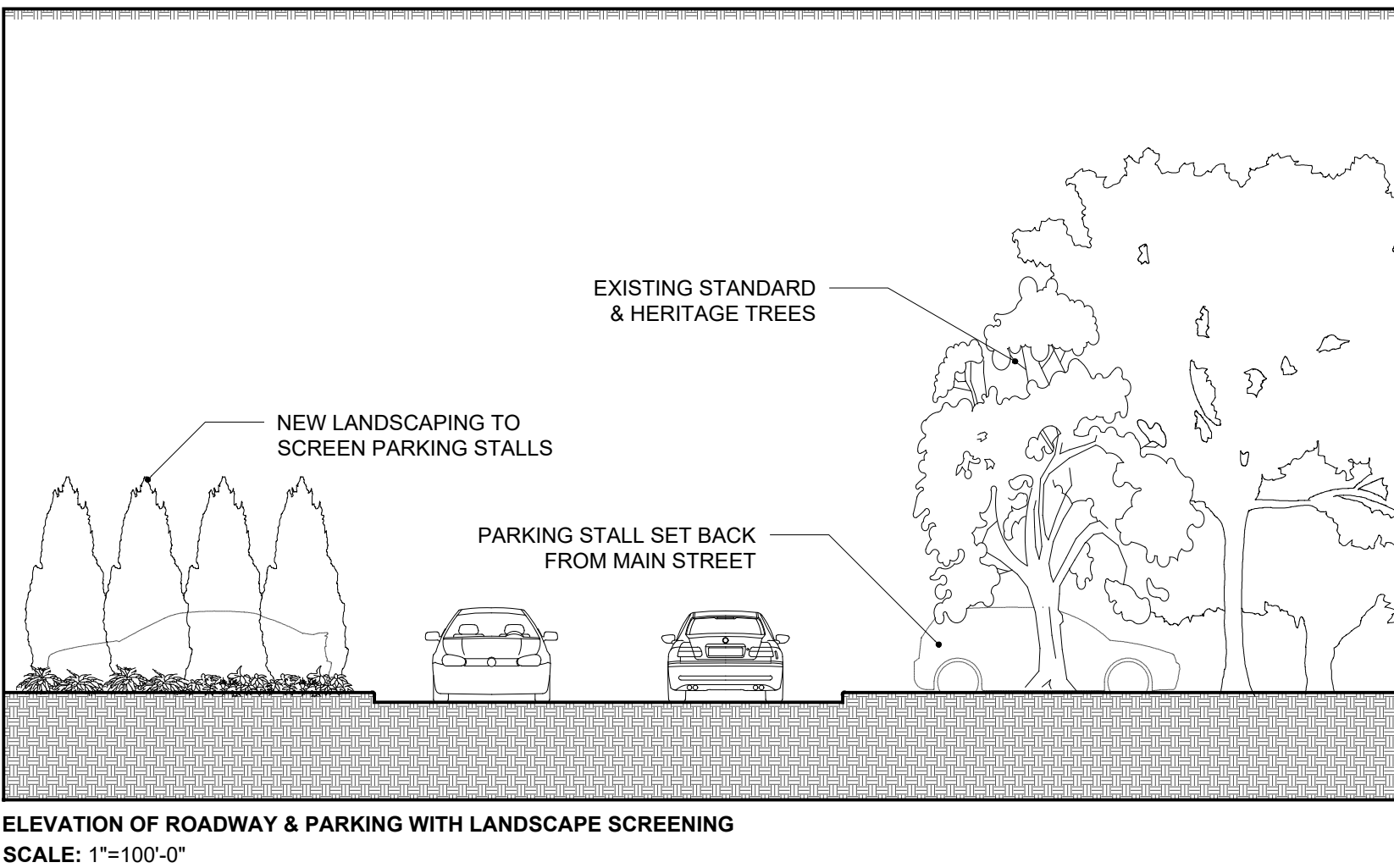
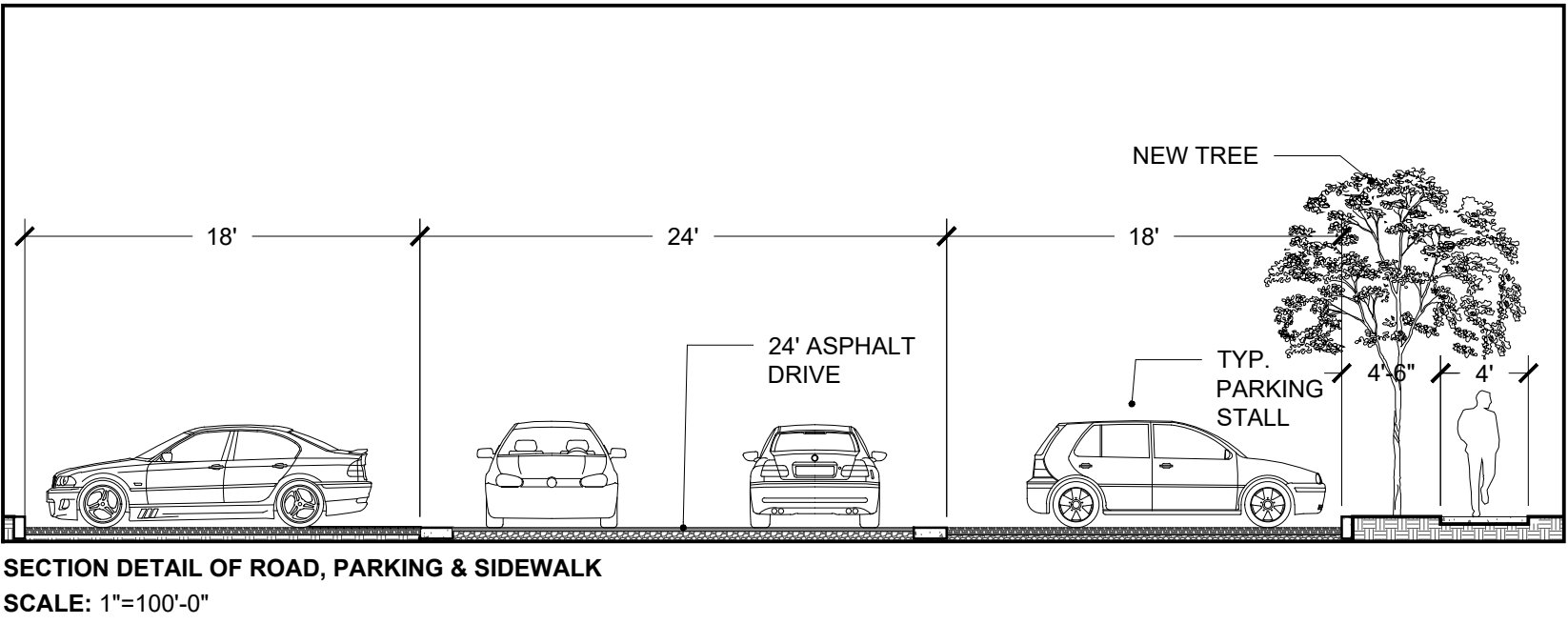


ADDRESS	ACREAGE
505 OLD FITZHUGH ROAD	7.29 AC
519 OLD FITZHUGH ROAD	2.99 AC
TOTAL	10.28 AC

USE CATEGORY	AREA / UNITS	PARKING RATIO	SPACES
RESTAURANT	2,500 SF (DINING), 2,719 SF (BACK-OF-HOUSE)	1 PER 100 SF DINING	25
COURTS	6 COURTS @ 2,500 SF / COURT (15,000 SF TOTAL)	6 PER COURT	36
PRO SHOP	1,500 SF	1 PER 200 SF	8
CASITAS	18 UNITS @ 400 SF / UNIT (7,200 SF TOTAL)	1 PER UNIT	18
SPA & WELLNESS	2,345 SF	1 PER 150 SF	16
POOL & DECK	4,349 SF	1 PER 100 SF	43
TOTAL AREA	31,264 SF		
TOTAL PARKING REQUIRED			146
TOTAL PROVIDED ON SITE			147

PLAN NOTES

- A DANCE HALL WILL NOT BE INCLUDED IN THE RESTAURANT.
- THE 8 EXISTING WASTEWATER LUE'S ASSIGNED TO THIS PROPERTY WILL BE USED FOR THE KITCHEN OF THE RESTAURANT. THE REMAINING WASTEWATER LUE'S NEEDED WILL BE PROVIDED BY ON-SITE SEPTIC FIELDS.
- ANY PROPOSED ENCRROACHMENT INTO UTILITY EASEMENTS WILL REQUIRE APPROVAL OF THE ENCRROACHMENT BY THE OWNER OF THE UTILITY EASMENT WHEN A SITE DEVELOPMENT PERMIT IS APPLIED FOR.
- THE DEVELOPMENT SHOWN ON THE SITE CONCEPT PLAN WILL BE COMPLETED IN ONE PHASE.
- SIDEWALKS WILL BE CONCRETE TO MATCH EXISTING TRAIL IN HERITAGE HOMES SUBDIVISION. DIMENSIONS AS NOTED ON SECTION DETAIL.



505 & 519 OLD
FITZHUGH ROAD
DRIPPING SPRINGS, TX 78620

D&A COMPANIES
135 W 26TH ST, SUITE 11C
NEW YORK, NY 10001

COA PERMIT SITE
CONCEPT PLAN

DATE: 8/14/2026

SCALE: 1"=500'-0"