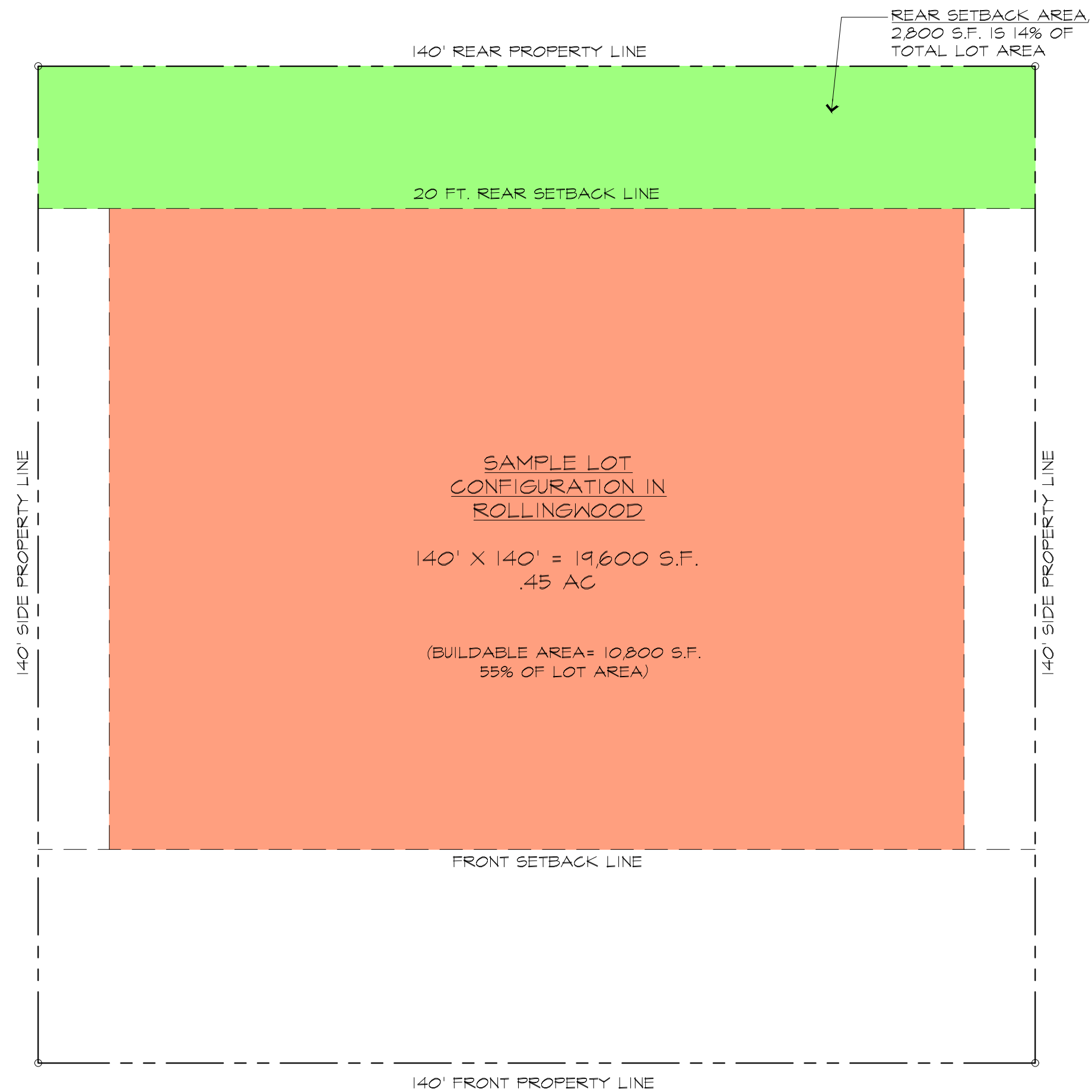
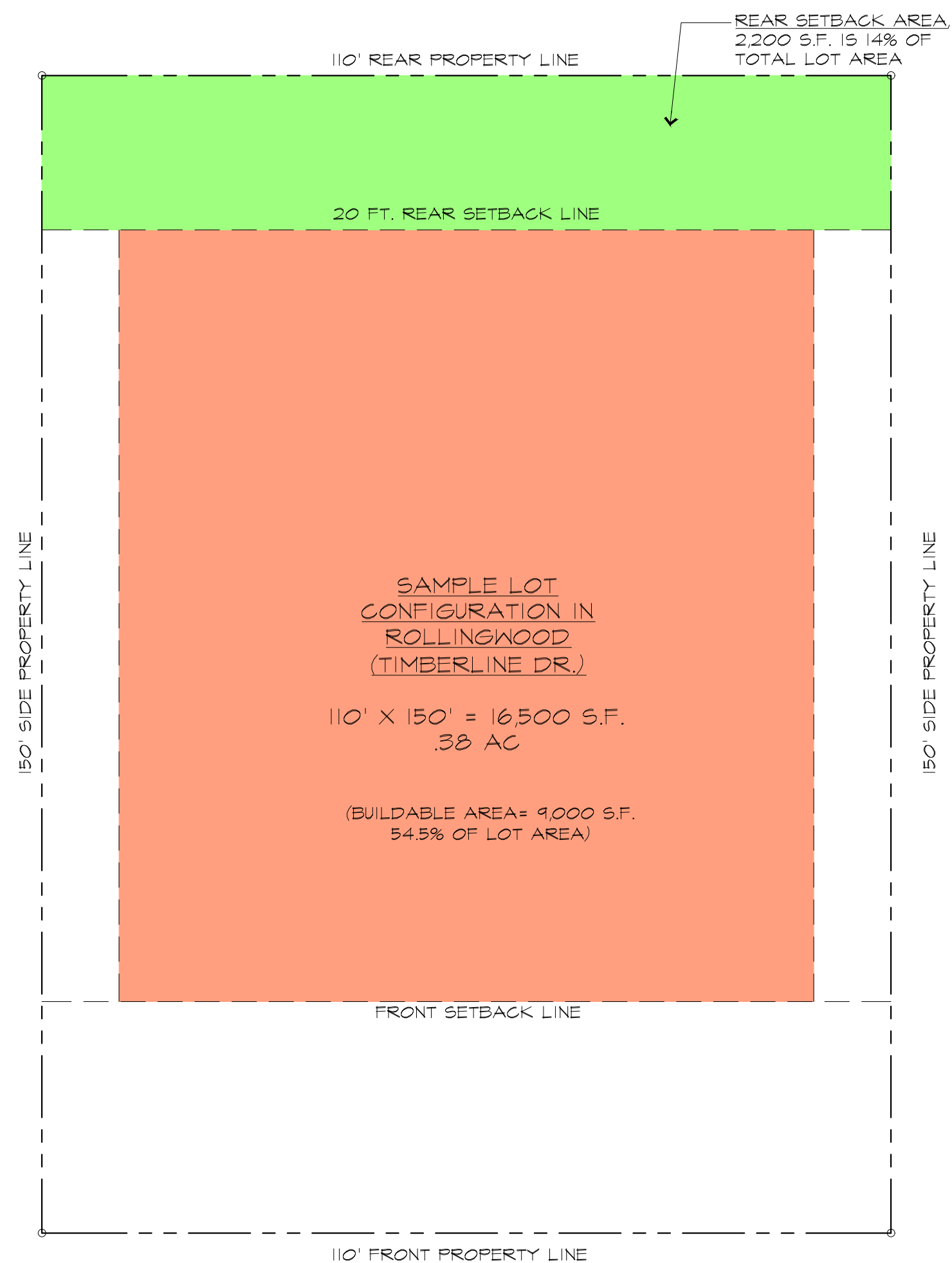
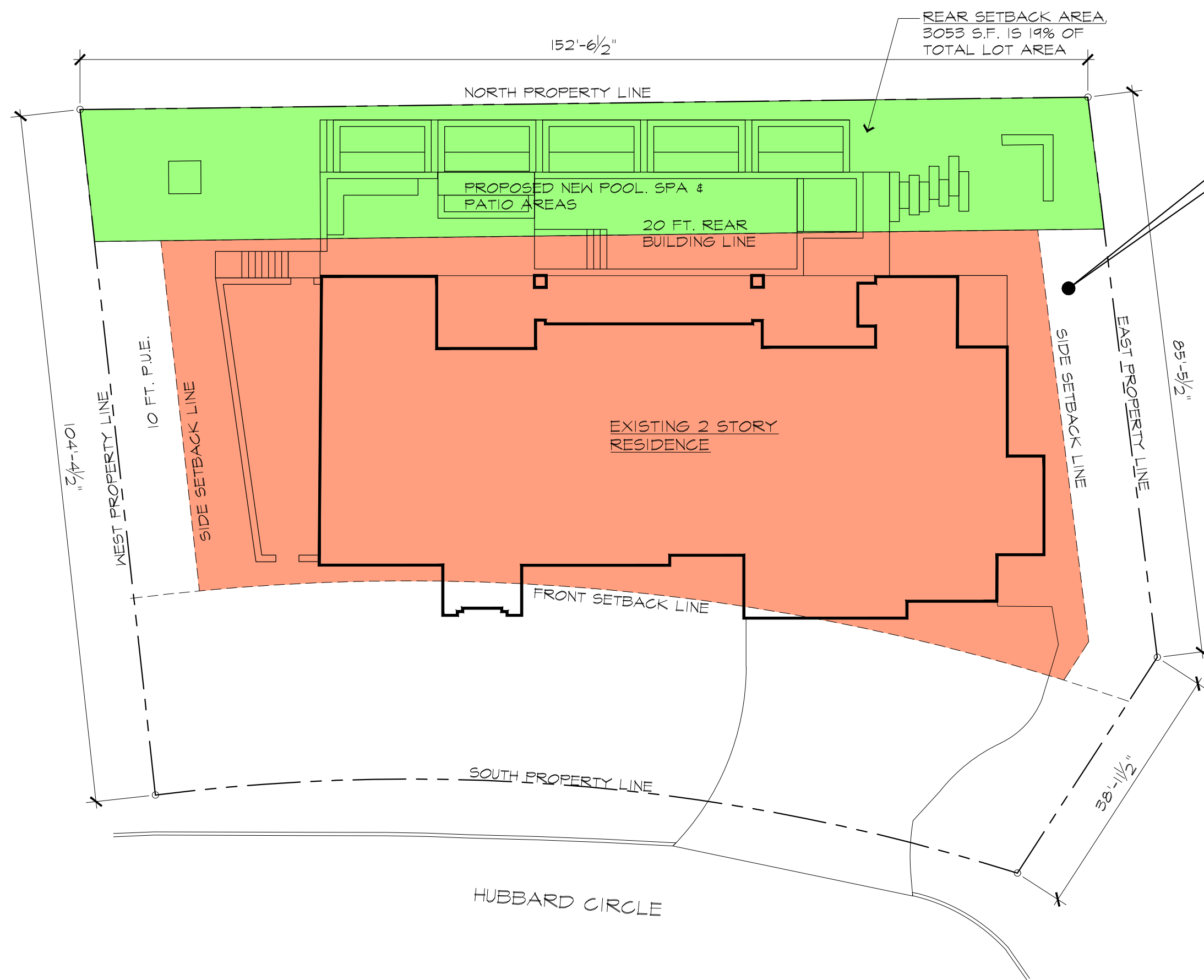




2 SAMPLE SITE PLAN
1/16" = 1'-0"



3 SAMPLE SITE PLAN
1/16" = 1'-0"



1 SITE PLAN
1/16" = 1'-0"



2801 HUBBARD CIRCLE
ROLLINGWOOD, TX
(IRREGULAR LOT)
AREA = 16,131 S.F.
.37 AC

LOT AREA = 16,131 S.F.
BUILDABLE AREA =
7517 S.F.
(46.6% OF TOTAL LOT)
85% OF THE AVERAGE
BUILDING AREA OF
54.75%

LOT DEPTH:
AVG. LOT = 145 FT.
SUBJECT LOT=104.37 FT.
A 28% REDUCTION vs
COMPARABLE LOTS.

SETBACK CONSUMES 19%
vs AVG. 13 to 14%:
THE SUBJECT LOT'S
SETBACK AREA
REPRESENTS A 46%
LARGER PERCENTAGE
OF THE PROPERTY

SIDEYARD RENDERED
UNUSABLE BECAUSE OF
DEDICATED DRAINAGE
EASEMENT
(1190 S.F. IN AREA)

POOL & AMENITIES
AREAS= 1318 S.F.

