

BUILDABLE AREA CALCULATION EXAMPLE		
Lot dimensions (example)	Feet	Square Feet
Front	70	
Rear	70	
Right side	115	
Left side	115	
Total Lot Area		8050
HOA required setbacks	Feet	Square Feet
Front	25	
Rear	10	
Right side	5	
Left side	5	
Excluded area (setbacks)	Feet	Square Feet
Front	25 x 70	1750
Rear	10 x 70	700
Right side	115 -(25+10) x 5	400
Left side	115 -(25+10) x 5	400
Total Area Excluded		3250
Buildable area	Feet	Square Feet
Lot area - excluded area (setbacks)	8050-3250	4880
70% of buildable area	4880 x 0.7	3180
Maximum Permissible Coverage		3180

*This example reflects typical HOA setbacks for standard interior lots in Memorial Bend. Some lots may have greater setbacks as set out in the recorded plat for the lot or a larger easement such as those lots with Harris Count Flood Control easements.

PERMISSIBLE COVERAGE

LOT = 8,050 SQ.FT (70'x115')

