



SINGLE FAMILY RESIDENTIAL COMPATIBILITY

All single-family detached developments shall include a statement of compatibility of the proposed development with adjacent, proposed or existing, developments based on the following considerations.

	Name of Plat	Adjacent Plat # 1	Adjacent Plat # 2	Adjacent Plat # 3
Street Separation between the proposed development and the adjacent development	Orchard Woods	Savannah Ridge		
Lots/Acreage	<u>34</u> Lots on <u>19</u> acres	17 Lots on 7.455 Acres		
Density	<u>1.8</u> Units per acre	2.28 Lots / Acre		
Restrictions on types of fencing, parking of specific vehicles, dog runs and outbuildings				
Similarity of architectural style and character of structures, including front elevations, exterior materials and roof pitch				



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Classification and mixture of building types, including ranch, raised-ranch, split-level, multi-level, earth contact and two-story structures				
Green space or common area, including areas, structures and amenities for the exclusive use and maintenance of homeowners of a subdivision.	1.08 Acres Tract C for Detention Basin	0.0 Acres		
Streetscape, include distinctive and aesthetic features of special street signage, street lighting fixtures, street trees, and other landscaping.				
Lot Width	Range: <u>75</u> to <u>108</u> feet; Average: <u>75</u> ft.	90' - 100' Avg. 95'		



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Lot Area	Range: <u>9,713</u> to <u>19,127</u> square feet; Average: <u>12,043</u> sq. ft.	15,750 To 17,800 16,000 Avg.		
Lot Depth	Range: <u>125</u> to <u>150</u> feet; Average: <u>135</u> ft.	175'-178' 175' Avg.		
Lots Coverage/Yards/ Setbacks	Setbacks: <u>30'</u> front, <u>30'</u> rear, <u>7.5'</u> sides	30' 30' 7.5'		
Square footage of homes in Transition Areas measured by total finished floor area				
Minimum Floor Area Allowed; Actual Floor Area As Constructed				
Entrance Monumentation				
Overall Street and Lot Layout				