



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				

SINGLE FAMILY RESIDENTIAL COMPATIBILITY

	Name of Plat	Adjacent Plat # 1	Adjacent Plat # 2	Adjacent Plat # 3
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'		



SINGLE FAMILY RESIDENTIAL COMPATIBILITY

	Name of Plat	Adjacent Plat # 1	Adjacent Plat # 2	Adjacent Plat # 3
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				