

**SINGLE FAMILY RESIDENTIAL COMPATIBILITY**

	<b>Name of Plat</b> BAILEY FARMS	<b>Adjacent Plat # 1</b> OAK HILL SOUTH	<b>Adjacent Plat # 2</b>	<b>Adjacent Plat # 3</b>
<b>Street Separation between the proposed development and the adjacent development</b>	SE BAILEY RD	SE BAILEY RD		
<b>Lots/Acreage</b>	<u>251</u> Lots on <u>88.78</u> acres	148 LOTS ON 47.32 ACRES		
<b>Density</b>	<u>2.83</u> Units per acre	3.13 UNITS PER ACRE		
<b>Restrictions on types of fencing, parking of specific vehicles, dog runs and outbuildings</b>	YES	UNKNOWN		
<b>Similarity of architectural style and character of including front elevations, exterior materials and roof pitch</b>	COMPOSITE SIDING WITH MIX OF LAP, PANEL AND SHAKE STYLE, MASONARY ACCENT ON SOME ELEVATIONS, ASPH. SHINGLES SIMILAR ROOF PITCH	COMPOSITE LAP AND PANEL SIDING, OCCASIONAL BRICK ACCENT, ASPH. SHINGLES		
<b>Classification and mixture of building types, including ranch, raised-ranch, split-level, multi-level, earth contact and two-story structures</b>	ONE AND TWO STORY	TWO STORY		

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<b>Green space or common area, including areas, structures and amenities for the exclusive use and maintenance of homeowners of a subdivision.</b>	AMENITY AREA WITH POOL, PLAYGROUND, AND OTHER PRIVATE RECREATION USES PLUS ADDITIONAL PASSIVE OPEN SPACE	POOL ONLY AND DETENTION BASIN		
<b>Streetscape, include distinctive and aesthetic features of special street signage, street lighting fixtures, street trees, and other landscaping.</b>	AS REQUIRED BY CODE	STREET TREES ONLY		
<b>Lot Width</b>	Range: <u>40</u> to <u>71</u> feet; Average: _____ ft.	75'		
<b>Lot Area</b>	Range: <u>4,800</u> to <u>14,000</u> square feet; Average: _____ sq. ft.	9,000 S.F.		
<b>Lot Depth</b>	Range: <u>120'</u> to <u>125'</u> feet; Average: _____ ft.	120'		

## SINGLE FAMILY RESIDENTIAL COMPATIBILITY

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<b>Setbacks</b>	Setbacks: 20'-25' front, 20' rear, 5'-7.5' sides	30' FRONT REAR AND SIDE NOT ON PLAT SO UNKNOWN		
<b>Square footage of homes measured by total finished floor area</b>	1,000 S.F. TO 2,700 S.F.	1,900 S.F. TO 2,400 S.F.		
<b>Minimum Floor Area</b>	1,000 S.F.	NOT ON PLAT SO UNKNOWN		
<b>Entrance Monumentation</b>	YES	YES ON RANSON RD		
<b>Street and Lot Layout Configuration</b>	MODIFIED GRID THAT FITS TOPO	MODIFIED GRID		