

SINGLE FAMILY RESIDENTIAL COMPATIBILITY

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



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



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