



LEE'S SUMMIT MISSOURI

SINGLE FAMILY RESIDENTIAL COMPATIBILITY

	Name of Plat Hook Farms	Adjacent Plat # 1 Monarch View 1st & 2nd	Adjacent Plat # 2 Eagle Creek 1st, 2nd, 8th	Adjacent Plat # 3
Street Separation between the proposed development and the adjacent development	X	None	None	
Lots/Acreage	$\frac{258}{160.75}$ Lots on acres	77 Lots on 33.67 acres	165 Lots on 56.85 acres	
Density	$\frac{1.60}{}$ Units per acre	2.29 Units per acre	2.90 Units per acre	
Restrictions on types of fencing, parking of specific vehicles, dog runs and outbuildings	Per CCRs	Per CCRs	Per CCRs	
Similarity of architectural style and character of including front elevations, exterior materials and roof pitch	X	Similar style and character - materials, sizing, colors, etc.	Similar style and character - materials, sizing, colors, etc.	
Classification and mixture of building types, including ranch, raised-ranch, split-level, multi-level, earth contact and two-story structures	Multi-level	Multi-level	Multi-level	



LEE'S SUMMIT

MISSOURI

SINGLE FAMILY RESIDENTIAL COMPATIBILITY

	Name of Plat	Adjacent Plat # 1	Adjacent Plat # 2	Adjacent Plat # 3
Green space or common area, including areas, structures and amenities for the exclusive use and maintenance of homeowners of a subdivision.	64.79 ac. Open Space Amenity Area	Amenity Area	Amenity Area	
Streetscape, include distinctive and aesthetic features of special street signage, street lighting fixtures, street trees, and other landscaping.	None	Standard Street Lighting	Standard Street Lighting	
Lot Width	Range: <u>70</u> to <u>85</u> feet; Average: <u>78</u> ft.	75'-86' 80' Avg.	70'-75' 72' Avg.	
Lot Area	Range: <u>8400</u> to <u>12,750</u> square feet; Average: <u>10,140</u> sq. ft.	9375 SF - 11,610 SF+ 72' Avg.	9100 SF - 11,250 SF 72' Avg.	
Lot Depth	Range: <u>120</u> to <u>150</u> feet; Average: <u>130</u> ft.	125'-135'+ 130' Avg.	130'-150' 135' Avg.	



LEE'S SUMMIT

MISSOURI

SINGLE FAMILY RESIDENTIAL COMPATIBILITY

	Name of Plat	Adjacent Plat # 1	Adjacent Plat # 2	Adjacent Plat # 3
Setbacks	Setbacks: 30' front, 30' rear, 7.5' sides	30' front 30' rear 7.5' sides	30' front 30' rear 7.5' sides	
Square footage of homes measured by total finished floor area	TBD	N/A	N/A	
Minimum Floor Area	Per CCRs	Per CCRs	Per CCRs	
Entrance Monumentation	See Plans	Freestanding masonry	Freestanding stone	
Street and Lot Layout Configuration	Suburban	Suburban	Suburban	