

SINGLE FAMILY RESIDENTIAL COMPATIBILITY

	Name of Plat	Adjacent Plat # 1	Adjacent Plat # 2	Adjacent Plat # 3
	Allera	Grand Summit View	Drake Downs	Napa Valley 1st
Street Separation between the proposed development and the adjacent development	X	Across corner of MO-150 & SW Pryor Rd.	Across MO-150	Across SW Pryor Rd., south
Lots/Acreage	$\frac{159}{31.47}$ Lots on acres	23 Lots on 12.96 acres	3 Lots on 8.83 acres	88 Lots on 31.84 acres
Density	$\frac{5.05}{}$ Units per acre	1.77 Units per acre	2.94 Units per acre	2.76 Units per acre
Restrictions on types of fencing, parking of specific vehicles, dog runs and outbuildings	Per CCRs at time of Final Plat	Per CCRs	Per CCRs	Per CCRs
Similarity of architectural style and character of including front elevations, exterior materials and roof pitch	X	Similar colors & materials	Similar colors & materials	Similar colors & materials
Classification and mixture of building types, including ranch, raised-ranch, split-level, multi-level, earth contact and two-story structures	Two-story Suburban	Ranch	Ranch; farmhouse	Two-story Suburban, TND

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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.	Tracts A-L See Plans	None	None	Tracts A-M: alleys, medians, open space
Streetscape, include distinctive and aesthetic features of special street signage, street lighting fixtures, street trees, and other landscaping.	Street Trees	None	None	None
Lot Width	Range: <u>38</u> to <u>40</u> feet; Average: <u>39</u> ft.	100'-146' 100' avg.	220'-570' 430' avg.	50'-70' 60' avg.
Lot Area	Range: <u>4180</u> to <u>4400</u> square feet; Average: <u>4290</u> sq. ft.	20,000 SF - 33,000 SF 25,000 SF avg.	61,261 SF - 158,722 SF 144,522 SF	5950 SF - 9380 SF 7500 SF
Lot Depth	Range: <u>110</u> to <u>110</u> feet; Average: <u>110</u> ft.	179'-271' 200' avg.	278'	119'-134' 125' avg.



LEE'S SUMMIT MISSOURI

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Setbacks	Setbacks: 20' front, 15' rear, 5' sides	50' front	30' front	15', 30' front 20', 30' rear 5', 7.5 side
Square footage of homes measured by total finished floor area	N/A (unknown)	N/A (unknown)	N/A (unknown)	N/A (unknown)
Minimum Floor Area	N/A (unknown)	N/A (unknown)	N/A (unknown)	N/A (unknown)
Entrance Monumentation	See Plans	none	none	Metallic lettering & fence
Street and Lot Layout Configuration	Suburban Traditional	Suburban Traditional	Large-Lot Residential	Suburban Traditional & TND

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Adjacent Parcel 1	Adjacent Parcel 2	Adjacent Parcel 3	Name of Plot Adjacent	Adjacent Parcel 4
			Alleg	
			Sections 20 front 12 rear 5 sides	
			11A (unknown)	
			11A (unknown)	
			11A (unknown)	
			See Plans	
			6 (partial) 7 (partial)	