

SINGLE FAMILY RESIDENTIAL COMPATIBILITY

	Name of Plat	Adjacent Plat # 1	Adjacent Plat # 2	Adjacent Plat # 3
	<i>Cobey Creek</i>			
Green space or common area, including areas, structures and amenities for the exclusive use and maintenance of homeowners of a subdivision.	<i>Yes, Open spaces Clubhouse pool</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>
Streetscape, include distinctive and aesthetic features of special street signage, street lighting fixtures, street trees, and other landscaping.	<i>Street trees Open space Landscaping</i>	<i>N/A</i>	<i>N/A</i>	<i>1) Pond 2) Trees 3) Dr. Trees 4) None 5) None 6) None</i>
Lot Width	Range: <i>69'</i> to <i>101.7</i> feet; Average: <i>70</i> ft.	<i>N/A</i>	<i>N/A</i>	<i>1) 673 2) 400' 3) 330' 4) 330' 5) 660' 6) 253'</i>
Lot Area	Range: <i>9260</i> to <i>16,030</i> square feet; Average: <i>9110</i> sq. ft.	<i>N/A</i>	<i>N/A</i>	<i>1) 528,855 SF 2) 127,730 SF 3) 105,164 SF 4) 105,076 SF 5) 292,564 SF 6) 67,043 SF</i>
Lot Depth	Range: <i>130</i> to <i>140</i> feet; Average: <i>130</i> ft.	<i>N/A</i>	<i>N/A</i>	<i>1) 914' 2) 339' 3) 330' 4) 330' 5) 628' 6) 269'</i>



LEE'S SUMMIT MISSOURI

SINGLE FAMILY RESIDENTIAL COMPATIBILITY

	Name of Plat	Adjacent Plat # 1 <i>(North & West)</i> <i>Unplatted</i>	Adjacent Plat # 2 <i>South</i>	Adjacent Plat # 3 <i>East</i> <i>(Greenwood)</i>
Street Separation between the proposed development and the adjacent development	<i>Yes.</i> <i>Doc Henry Road</i>	<i>NO</i>	<i>Yes</i> <i>150 Hwy</i>	<i>1</i> <i>N/A</i> <i>6</i>
Lots/Acreage	<i>186</i> Lots on <i>61</i> acres	<i>NONE.</i> <i>Vacant, Crops</i>	<i>None</i> <i>Vacant, Crops</i>	<i>1</i> 1/2.4 <i>4</i> 1/2.4 <i>2</i> 1/2.9 <i>5</i> 1/6.7 <i>3</i> 1/2.4 <i>6</i> 1/1.5
Density	<i>3</i> Units per acre	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>
Restrictions on types of fencing, parking of specific vehicles, dog runs and outbuildings	<i>Yes,</i> <i>per C&P's</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>
Similarity of architectural style and character of including front elevations, exterior materials and roof pitch	<i>Yes,</i> <i>per selected</i> <i>builders</i> <i>and their</i> <i>typical house</i> <i>plans</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>
Classification and mixture of building types, including ranch, raised-ranch, split-level, multi-level, earth contact and two-story structures	<i>Split levels</i> <i>True Ranch</i> <i>Full walk</i> <i>out</i> <i>Partial</i> <i>walkout</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>



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