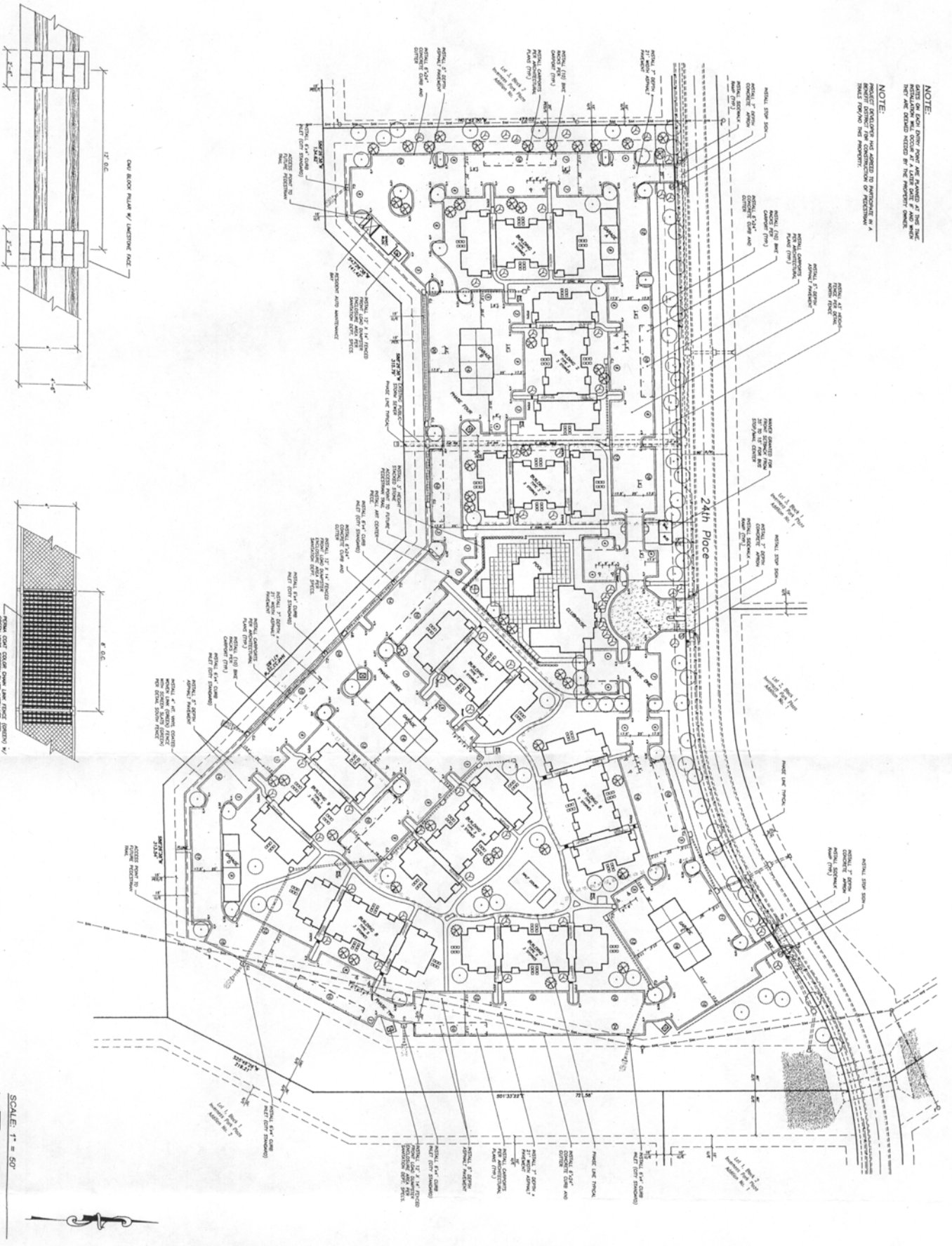
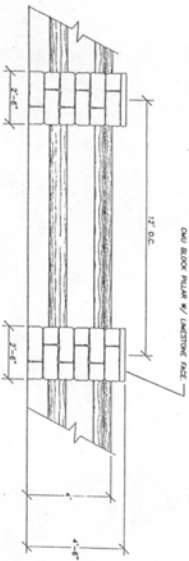


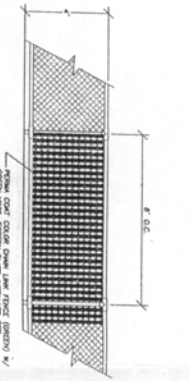
NOTE:
 THIS PLAN IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE LOCAL AUTHORITY. THE LOCAL AUTHORITY SHALL BE RESPONSIBLE FOR THE FINAL DESIGN AND CONSTRUCTION OF THE PROJECT. THE LOCAL AUTHORITY SHALL BE RESPONSIBLE FOR THE FINAL DESIGN AND CONSTRUCTION OF THE PROJECT.



NORTH FENCE DETAIL:



SOUTH FENCE DETAIL:



SCALE: 1" = 50'



BENCHMARK:
 CHANGED TO 24' CORNER CORNER (24' WEST OF
 ELEVATION: 861.19

REVISIONS:

DATE	BY	REVISION
MAR 15, 2002		
MAR 21, 2002		
MAR 21, 2002		
APR 02, 2002		

PROJECT RECORD

SHEET NO. 1 OF 3

DATE: FEB. 20, 2002

DESIGNER: [Signature]

CHECKED BY: [Signature]

THE LEGEN
 at K.L.
 Lot 2, Block
 Inverness
 Plaza Addi
 No. 1

APPROVED BY:
 [Signature]
 CHAIRMAN, LAWRENCE COUNTY COMMISSION

CALLAW DEVELOPMENT CORP.

1000 N. 10TH AVE.
 SUITE 100
 DENVER, CO 80202

THE PERTE

1000 N. 10TH AVE.
 SUITE 100
 DENVER, CO 80202

Legal Description:

LOT 2, BLOCK 2, INVERNESS PARK PLAZA ADDITION NO. 1, A SUBDIVISION IN THE CITY OF LAMARCO, DOWNEY COUNTY, MISSOURI.

Property Owners/Contract Purchasers

PROPERTY OWNER:
INVERNESS PART L.P.
A MEMORIAL PARTNERSHIP

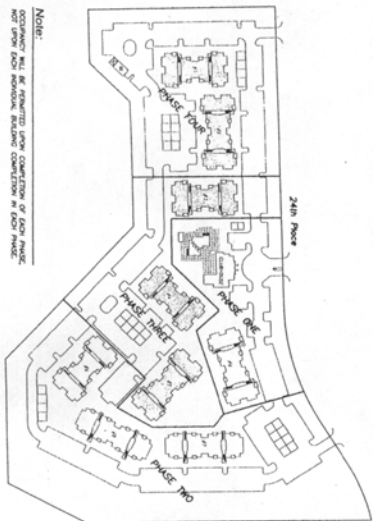
CONTRACT PURCHASER:
CALLAWAY DEVELOPMENT CORPORATION
1000 N. LOVELL BLVD. SUITE 200
SAN ANTONIO, TEXAS 78201

Development Schedule:

PHASE	DEVELOPMENT	EST. COMPLETION
1	DEVELOPMENT	DECEMBER, 2002
2	DEVELOPMENT	MAY, 2003
3	DEVELOPMENT	MAY, 2003
4	DEVELOPMENT	MAY, 2003

PROJECT SCHEDULE: PROJECT WILL BE COMPLETED IN FOUR PHASES. BUILDINGS WILL BE CONSTRUCTED IN SEQUENCE. DEVELOPMENT WILL BE OPEN COMPLETION OF EACH PHASE.

Phase Map:



Note:
OCCUPANCY WILL BE PERMITTED UPON COMPLETION OF EACH PHASE.
NOT PERMITTED UNTIL BALANCE COMPLETION IN EACH PHASE.
Note:
CONTRACT ACCESS IS REQUIRED FROM TO COMPLETION OF PHASES 3 & 4.

General Notes:

1. EXISTING ZONING: PH-2
2. CARRIER USE: UNDEVELOPED
3. THE DEVELOPMENT OF THIS PROJECT IS SUBJECT TO THE CITY OF LAMARCO'S ZONING ORDINANCES.
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Parking Summary:

PARKING SUMMARY:			
MULTI-FAMILY RESIDENTIAL - PARKING GROUP 2			
PARKING REQUIRED	2 BR	3 BR	4 BR
(1.5 SPACE / 2 BR UNIT)	44	66	88
(2.0 SPACE / 3 BR UNIT)		66	200
(2.5 SPACE / 4 BR UNIT)		74	140

Density Summary:

TOTAL UNITS = 200
GROSS AREA = 11.85 AC.
GROSS DENSITY = 11.85 UNITS/AC.

Interior Greenspace Summary:

INTERIOR GREENSPACE REQUIRED = 6.24 (INCLUDES 14 ACCESSIBLE)
INTERIOR GREENSPACE PROVIDED = 23.75 S.F.
INTERIOR GREENSPACE PROVIDED = 24.25 S.F.

Impervious Surface Summary:

EXISTING CONDITIONS
BUILDING AREA = 0 S.F.
PARKING AREA = 0 S.F.
IMPERVIOUS SURFACE = 0 S.F.
TOTAL IMPERVIOUS SURFACE = 0 S.F.
PROPOSED CONDITIONS
BUILDING AREA = 171,468 S.F.
PARKING AREA = 241,454 S.F.
IMPERVIOUS SURFACE = 362,448 S.F.
TOTAL IMPERVIOUS SURFACE = 675,370 S.F.
PROPOSED AREA = 725,490 S.F.

Landscape Schedule:

ITEM	DATE	SIZE	QTY
1. LANTANA - 12" x 12" - 4000	12/1/02	4" x 4"	100
2. LANTANA - 12" x 12" - 4000	12/1/02	4" x 4"	100
3. LANTANA - 12" x 12" - 4000	12/1/02	4" x 4"	100
4. LANTANA - 12" x 12" - 4000	12/1/02	4" x 4"	100
5. LANTANA - 12" x 12" - 4000	12/1/02	4" x 4"	100
6. LANTANA - 12" x 12" - 4000	12/1/02	4" x 4"	100
7. LANTANA - 12" x 12" - 4000	12/1/02	4" x 4"	100
8. LANTANA - 12" x 12" - 4000	12/1/02	4" x 4"	100
9. LANTANA - 12" x 12" - 4000	12/1/02	4" x 4"	100
10. LANTANA - 12" x 12" - 4000	12/1/02	4" x 4"	100

Location Map:



North Elevation

