

**SUMMIT ORCHARDS**

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Architect:  
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1501 Pennsylvania Drive  
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MISSOURI CERTIFICATE OF  
AUTHORITY NO. E-2006102353  
EXPIRES: DECEMBER 31, 2016

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**NOT FOR CONSTRUCTION**

Architect's Registration:  
Gould Evans Associates  
1311 McClellan Place  
Knoxville, TN 37917

Project No: 0215-643/07  
Date: March 29, 2016  
City Revision: April 05, 2016

Concept Development Plan  
**AS100**  
PRELIMINARY PLAN

Phase	Lot Area (SQ. FT.)	Intentional Coverage	Footprint	No. of Stories	Floor Area	Floor Area/Ratio (FAR)	Proposed Building Use	Parking	
								Required	Proposed
PHASE I	10.14 Acres (437,94 SQ. FT.)	No Stormwater Report	Views	5	92,671 SQ. FT.	0.21	Mid-rise Office	175 sq. ft./unit	357,000
PHASE II	7.56 Acres (328,59 SQ. FT.)	No Stormwater Report	Views	1	49,900 SQ. FT.	0.12	Mid-rise Office	141,000 sq. ft.	157,355
PHASE III	8.8 Acres (38,35 SQ. FT.)	No Stormwater Report	Views	1	89,890 SQ. FT.	0.18	Shopping Center	411,000 sq. ft.	349,432
PHASE IV	4.06 Acres (174,240 SQ. FT.)	No Stormwater Report	Views	2	69,400 SQ. FT.	0.28	Office	41,700 sq. ft.	399,208
PHASE V	8.11 Acres (356,34 SQ. FT.)	No Stormwater Report	Views	3	156,000 SQ. FT.	0.39	Office	41,700 sq. ft.	436,100
<b>TOTAL</b>	<b>38.69 Acres (1,681,700 SQ. FT.)</b>				<b>607,861 SQ. FT.</b>	<b>0.27</b>			<b>1,676,231</b>

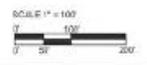
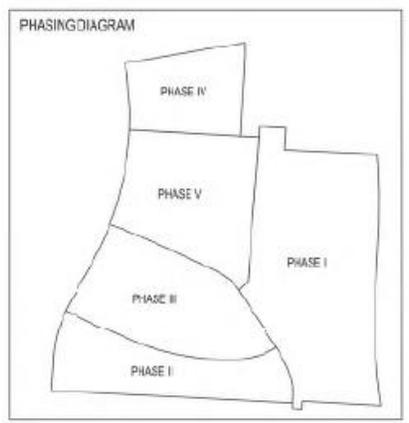
**LEGEND:**  
 - - - - - PROPERTY LINE  
 - - - - - SETBACK LINE, (PARKING)  
 - - - - - SIGHT TRIANGLE

**GENERAL NOTES:**  
 1. See Title Summit Innovation Center - 3rd Flr, Lots 174 and 175, located in Section 12, Township 48 North Range 11 West and Section 16, Township 48 North, Range 11 West and 19th Principal Meridian, a 1/4 Sec 16 of 1/4 Township 48 North, Range 11 West, Meridian 19 West, recorded in Book 152 of Maps of said Meridian in Missouri State Number 200233743 of the Jackson County, Missouri Records, and containing 688.00 ac.

**PARKING:**  
 Parking for the development shall be provided to meet an 80% of the total of individual lots. Individual lots shall be defined as the parking area immediately adjacent to the lot. All parking shall be on-site parking spaces. Any lot on which an additional or alternate source of site parking is provided, all additional site parking shall comply with Section 12.12 of the U.G. All assessment and zoning shall comply with Section 13.11 of the U.G.

**SHOPPING CENTER:**  
 Design Group identified for the Shopping Center that will act as the business for lot specific uses. Initial design. The signage shall be clearly visible from the street and shall be always visible at all times.

**MECHANICAL:**  
 All mechanical units shall be governed in compliance with Section 17.02 of the U.G.



Concept Development Plan **A1**  
 1" = 100'-0"

**Summit Square Apartments**