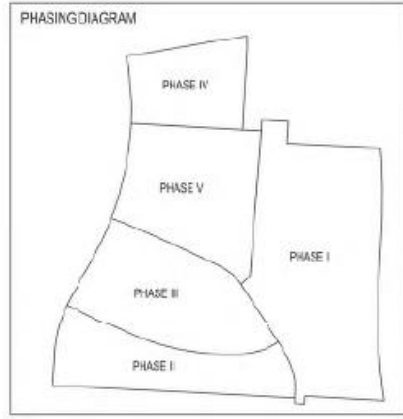




Phase	Lot Area (SQ. FT.)	Intentional Coverage	Footprint	No. of Stories	Floor Area	Floor Area/Ratio (FAR)	Proposed Building Use	Parking	
								Required	Proposed
PHASE I	10.14 Acres (437,94 SQ. FT.)	No Stormwater Report	Views	5	92,671 SQ. FT.	4.50	Mid-rise	175 sq. (Lot)	357
PHASE II	7.56 Acres (329,59 SQ. FT.)	No Stormwater Report	Views	1	49,900 SQ. FT.	1.50	Mid-rise	141,000 sq. ft.	157
PHASE III	8.83 Acres (383,35 SQ. FT.)	No Stormwater Report	Views	1	89,890 SQ. FT.	1.78	Shopping Center	411,000 sq. ft.	349
PHASE IV	4.00 Acres (174,240 SQ. FT.)	No Stormwater Report	Views	2	69,000 SQ. FT.	1.28	Office	41,000 sq. ft.	300
PHASE V	8.11 Acres (356,34 SQ. FT.)	No Stormwater Report	Views	3	156,000 SQ. FT.	1.90	Office	41,000 sq. ft.	430
TOTAL	48.64 Acres (2141,700 SQ. FT.)				67,866 SQ. FT.	1.27		1,674	2,311

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



SCALE 1" = 100'  
 0' 100' 200'

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

**gouldevans**  
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 phoenix • san francisco • tampa  
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**SUMMIT ORCHARDS**

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**ARCHITECT:**  
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**DATE ENGINEERED:**  
 12/18/16  
 1501 McClellan Drive  
 Columbia, MO 65202  
 P: 572-514-1168  
 F: 572-514-1164

MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006102353  
 EXPIRES: DECEMBER 31, 2018

**REGISTERED PROFESSIONAL ENGINEER:**  
 THHinc McCLURE  
 ENGINEERING CO.  
 1811 PENNINGTON DRIVE  
 COLUMBIA, MO 65202  
 P: 572-514-1168  
 F: 572-514-1164

MISSOURI CERTIFICATE OF AUTHORITY NO. E-2006102353  
 EXPIRES: DECEMBER 31, 2018

**NOT FOR CONSTRUCTION**

Architectural Conception  
 12/18/16  
 1501 McClellan Drive  
 Columbia, MO 65202

Project No: 0215483/07  
 Date: March 29, 2016  
 City Revision: April 05, 2016

Concept Development Plan  
**AS100**  
 PRELIMINARY PLAN

**Summit Square Apartments**