Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Setback Line
	Easement Line
	Zoning Limits
℄	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Firelane Striping
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
X	General Fence Line (See Plan For Type)
	Chain Link Fence Line
	Board Fence Line
00 SPACES	Parking Counter
	Storm Catch Basin(s)
	Retaining Wall

See UTILITY PLAN for More Information

	Gate Valve
	Fire Hydrant Assembly
	Water Meter - Single
	Water Meter - Double
	Sanitary Sewer Manhole
	Utility Pole
	Light Pole

Site Information:

PROPERTY INFORMATION		
Gross Site Area:	3,461,301.00 sf	79.46 sf
Proposed Dedicated R.O.W.:	293,730.00 sf	6.74 acres
Net Site Area:	3,167,571.00 sf	72.72 acres
Zoning:		RM12-PD OVERLAY
ZONING REGULATIONS		
Front Setback:		25 ft
Side Setback (Interior):		5 ft
Rear Setback		25 ft
Bldg. Height 3 Story 18 units:		34.9 ft
Bldg. Height 2 Story 12 units:		25.9 ft
Bldg. Height cart barn:		31.6 ft
Bldg. Height clubhouse:		25.9 ft
Max Bldg. Height:		35 ft
SITE INFORMATION		
Total Paved Area Rock Chalk:	140,918.00 sf	3.24 acres
Total Paved Area PH 1:	375,740.00 sf	8.63 acres
Total Paved Area PH 2:	177,365.00 sf	4.07 acres
Total Sidewalk Area Rock Chalk:	51,656.00 sf	1.19 acres
Total Sidewalk Area PH 1:	59,085.00 sf	1.36 acres
Total Sidewalk Area PH 2:	20,938.00 sf	0.48 acres
Total Building Area PH1:	187,570.00 sf	4.31 acres
Total Building Area PH2:	91,035.00 sf	2.09 acres
Total Impervious Area:	1,104,307.00 sf	34.9%
Total Pervious Area:	2,063,264.00 sf	65.1%
PARKING REGULATIONS		
Required Spaces Ratio:	1 per Bedroom + 1per 10 units	
Required Spaces PH I	1038+65	1103
Provided Spaces PH I		1103
Required Accessible Spaces (2% Total):		23
Provided Accessible Spaces (Total):		23
Bicycle Parking Provided 1/4 units (642)		161
Required Spaces Ratio:	1 per Bedroom + 1per 10 units	
Required Spaces PH II	430+26	456
Provided Spaces PH II		
Required Accessible Spaces:		11
Provided Accessible Spaces PH II (Total):		11
Bicycle Parking Provided 1/4 units (258)		65

Building Information PH I:

Custom Deluxe III	(12) (6)	2 BR Units 1 BR Units	3 Story	34.9 ft	5,931.50 sf	18 DU x	19 Bldgs	342 Units	Bedrooms (570)
Classic Deluxe IV	(12) (6)	2 BR Units 1 BR Units	3 Story	33.3 ft	4,843.15 sf	18 DU x	14 Bldgs	252 Units	Bedrooms (420)
Custom Deluxe III Big Boy Units	(24)	1 BR Units	3 Story	34.9 ft			2 Bldgs	48 Units	Bedrooms (48)
Clubhouse M	(1)		1 Story	25.9 ft			1 Bldgs	1 Units	
				Density: 26.0 D.U. / Acre			642 Proposed Units		(1038)

Building Information PH II:

Custom Deluxe III	(12) (6)	2 BR Units 1 BR Units	3 Story	34.9 ft	5,931.50 sf	18 DU x	8 Bldgs	144 Units	Bedrooms (240)
Classic Deluxe IV	(12) (6)	2 BR Units 1 BR Units	3 Story	25.9 ft	4,843.15 sf	18 DU x	1 Bldgs	18 Units	Bedrooms (30)
Classic Deluxe IV	(8) (4)	2 BR Units 1 BR Units	2 Story	25.9 ft	4,843.15 sf	12 DU x	8 Bldgs	96 Units	Bedrooms (160)
				Density: 10.4 D.U. / Acre			258 Proposed Units		(430)

Note:
- See Survey For Existing Features Legend.
- See Cover Sheet For Abbreviation List.

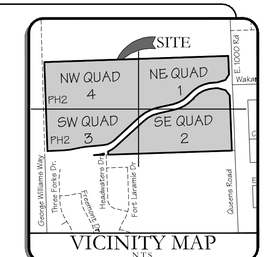
811 Know what's below. Call before you dig.

GRAPHIC SCALE
10' 0 5' 10' 20' 40'
(IN FEET)
1 inch = 100 ft

N W E S

Site General Notes:

- ALL EXTERIOR LIGHTING MUST BE FULL CUT OFF
- SIDEWALKS ADJACENT TO PARKING ARE 5'-0" WIDE. SIDEWALKS TO BUILDING ARE 4'-0" WIDE
- ALL PARKING STALLS ARE 18.5' TO THE FACE OF CURB WITH A 26'-0" DRIVE ISLE, AND A MINIMUM WIDTH OF 9' AT THE MOST NARROW POINT WHEN ALONG A CURVE
- ALL SIDEWALKS AT 2% CROSS SLOPE MAX.
- All ADA SPACES & STRIPED AREAS ARE 9' WIDE EACH , EXCEEDING THE MINIMUM VAN ACCESSIBLE REQUIREMENTS
- ALL CURB ISLAND RADII ARE 3.5' AT FACE OF CURB, UNLESS OTHERWISE NOTED



VICINITY MAP
N.T.S.

REVISIONS:

No.	DESCRIPTION	DATE

SITE PLAN OVERALL

Preliminary Plat For

Links at Lawrence, KS
Rock Chalk Drive
Lindsey Construction
1183 E. Joyce Blvd.
Fayetteville, AR 72703
(479) 521-6603 Office (479) 521-8615 Fax

SEAL:

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

FIRM:
BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
524 W. SYCAMORE ST, SUITE 4
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com
Certificate of Authorization № 1534

DRAWN BY: E Heller	JOB NUMBER: 2014-138
SUBMITTAL DATE: 2014-07-02	SCALE: 1"=100'
DRAWING NAME: 14-138 Civil 004.dwg	
SHEET NUMBER: C2	

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Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Easement Line
	Zoning Limits
℄	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
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	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
X	General Fence Line (see Plan For Type)
	Chain Link Fence Line
	Board Fence Line
	Storm Catch Basin(s)
	Storm Pipe (See Grading Plan For Type And Size)
	Retaining Wall

	See Utility Plan For Line Sizes
X"W	Water Line
	Tee, Cross, Bends, Gate Vale & Reducer
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
X"FM	Sanitary Sewer Force Main
X"SS	Sanitary Sewer Line
	Sanitary Sewer Service
	Sanitary Sewer Manhole
GAS	Gas Line
OHE	Overhead Electric Line
UGE	Underground Electric Line
C-TV	Cable Television Line
FO	Fiber Optic Line
OHT	Overhead Telephone Line
UGT	Underground Telephone Line
	Utility Pole
	Light Pole

Note:

- Only Symbols That Appear On This Sheet Are Shown In This Legend.
- See Survey For Existing Features Legend.
- See Cover Sheet For Abbreviation List.

Sensitive Areas	Sq Ft	Acres	% of Site
Total Site Area	3,460,842	79.45	100.0
Pre-developed Sensitive Area the 'stands of mature trees' area that is part of the open area.	1,353,722	31.0	39
Pre-developed Sensitive Area slopes exceeding 15%+/- area that is part of the open area.	780,8432	17.92	22.5
Post-developed Sensitive Area the 'stands of mature trees' being removed	313,280	7.19 (preserved 23.8)	8.6
Post-developed Sensitive Area slopes exceeding 15%+/- Disturbed	69,351	1.59 (preserved 16.33)	2

VICINITY MAP
N.T.S.

REVISIONS:

No.	DESCRIPTION	DATE

SENSITIVE AREA PLAN
OVERALL

Preliminary Plat For

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