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)
o o	Chain Link Fence Line
	Board Fence Line
	Parking Counter
OUTFALL STRUCTURE / CURB INLET / GRATED INLET / GRATED INLET / JUNCTION BOX / AREA INLET / CURB INLET	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 acres
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
Max Bldg. Height:		35 ft
SITE INFORMATION		
Total Paved Area Rock Chalk:	146,014.00 sf	3.35 acres
Total Paved Area PH 1:	333,785.00 sf	7.66 acres
Total Paved Area PH 2:	180,300.00 sf	4.14 acres
Total Sidewalk Area Rock Chalk:	51,425.00 sf	1.18 acres
Total Sidewalk Area PH 1:	49,059.00 sf	1.13 acres
Total Sidewalk Area PH 2:	27,255.00 sf	0.63 acres
Total Building Area PH1:	178,752.00 sf	4.10 acres
Total Building Area PH2:	82,400.00 sf	1.89 acres
Total Impervious Area:	1,048,990.00 sf	33.1%
Total Pervious Area:	2,118,581.00 sf	66.9%
PARKING REGULATIONS		
Required Spaces Ratio:		1 per Bedroom + 1 per 10 units
Required Spaces PH I:		1027
Provided Spaces PH I:		1031
Required Accessible Spaces PH I:		21
Provided Accessible Spaces PH I:		21
Bicycle Parking Provided 1/4 units (594)		161
Required Spaces PH II:		501
Provided Spaces PH II:		502
Required Accessible Spaces PH II:		10
Provided Accessible Spaces PH II:		10
Bicycle Parking Provided 1/4 units (246):		65

Building Info (Phase I)

Type	Units	Levels	Bldg Ht	Floor Area	Total Units per Type		
Classic Deluxe IV	(12) 2 BR Units (6) 1 BR Units	3 Story	33.3 ft	4,843.15 sf	18 DU x	9 Bldgs	162 Units
Custom Deluxe III	(12) 2 BR Units (6) 1 BR Units	3 Story	34.9 ft	5,931.50 sf	18 DU x	12 Bldgs	216 Units
Classic D (Big Boy)	(12) 2 BR Units (12) 1 BR Units	3 Story	33.3 ft	7,173.00 sf	24 DU x	3 Bldgs	72 Units
Custom D (Big Boy)	(12) 2 BR Units (12) 1 BR Units	3 Story	33.3 ft	7,079.00 sf	24 DU x	6 Bldgs	144 Units
Clubhouse M	(1) 2 BR Units	2 Story	18.4 ft	4,458.00 sf	1 DU x	1 Bldgs	1 Units
Total	954 BR Units						594 Units

Building Info (Phase II)

Type	Units	Levels	Bldg Ht	Floor Area	Total Units per Type		
Classic Deluxe IV	(8) 2 BR Units (4) 1 BR Units	2 Story	23.0 ft	4,843.15 sf	12 DU x	7 Bldgs	84 Units
Custom Deluxe III	(12) 2 BR Units (6) 1 BR Units	3 Story	34.9 ft	5,931.50 sf	18 DU x	1 Bldgs	18 Units
Classic D (Big Boy)	(12) 2 BR Units (12) 1 BR Units	3 Story	34.9 ft	5,931.50 sf	24 DU x	1 Bldgs	24 Units
Custom D (Big Boy)	(12) 2 BR Units (12) 1 BR Units	3 Story	34.9 ft	5,931.50 sf	24 DU x	5 Bldgs	120 Units
Clubhouse C	(1) 3 BR Units	2 Story	25.9 ft	2,742.00 sf	1 DU x	1 Bldgs	1 Units
Total Units	456 BR Units						246 Units

Building Info (Overall)

Type	Units	Levels	Bldg Ht	Floor Area	Total Units per Type		
Classic Deluxe IV	(8) 2 BR Units (4) 1 BR Units	2 Story	23.0 ft	4,843.15 sf	12 DU x	7 Bldgs	84 Units
Classic Deluxe IV	(12) 2 BR Units (6) 1 BR Units	3 Story	33.3 ft	4,843.15 sf	18 DU x	9 Bldgs	162 Units
Custom Deluxe III	(12) 2 BR Units (6) 1 BR Units	3 Story	34.9 ft	5,931.50 sf	18 DU x	13 Bldgs	234 Units
Classic D (Big Boy)	(12) 2 BR Units (12) 1 BR Units	3 Story	33.3 ft	7,173.00 sf	24 DU x	4 Bldgs	96 Units
Custom D (Big Boy)	(12) 2 BR Units (12) 1 BR Units	3 Story	34.9 ft	7,079.00 sf	24 DU x	11 Bldgs	264 Units
Clubhouse M	(1) 0 BR Units	1 Story	25.9 ft	4,458.00 sf	1 DU x	1 Bldgs	1 Units
Clubhouse C	(1) 0 BR Units	1 Story	25.9 ft	2,742.00 sf	1 DU x	1 Bldgs	1 Units
Total Units	1410 BR Units						840 Units

Density Calculations:

Acreage	72.72	Allowable Density:		436.32
	Bedrooms	Density	Density x BR	Bldg Density
3 Story	12 x 2-BR	0.6	7.2	9.6
	6 x 1-BR	0.4	2.4	
2 Story	8 x 2-BR	0.6	4.8	6.4
	4 x 1-BR	0.4	1.6	
Big Boy	12 x 2-BR	0.6	7.2	12
	12 x 1-BR	0.4	4.8	

Density Totals:

Type	Number of Buildings
3 Story	22
2 Story	7
Big Boy	15
Density	436
# of Units	840

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Know what's below. Call before you dig.

GRAPHIC SCALE

10' 0 5' 10' 20' 40'

(IN FEET)
1 inch = 100 ft

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
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Certificate of Authorization № 1534

DRAWN BY: E Heller	JOB NUMBER: 2014-138
SUBMITTAL DATE: 2014-08-18	SCALE: 1"=100'
DRAWING NAME: 14-138 Civil 010.dwg	
SHEET NUMBER: C2	

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