

Proposed Features:

Feature	Description
[Symbol]	Property Line
[Symbol]	Onsite Property Line
[Symbol]	Offsite Property Line
[Symbol]	Right-Of-Way Line
[Symbol]	Setback Line
[Symbol]	Easement Line
[Symbol]	Zoning Limits
[Symbol]	Street / Drive Centerline
[Symbol]	Curb And Gutter
[Symbol]	(See Site Plan For Size)
[Symbol]	Thickened Edge Of Pavement
[Symbol]	Edge Of Gravel
[Symbol]	Fineline Striping
[Symbol]	Asphalt Pavement (See Detail Sheet For Pavement Sections)
[Symbol]	Concrete Pavement (See Detail Sheet For Pavement Sections)
[Symbol]	Concrete Sidewalk (See Site Plan For Dimensions)
[Symbol]	General Fence Line (See Plan For Type)
[Symbol]	Chain Link Fence Line
[Symbol]	Board Fence Line
[Symbol]	Parking Counter
[Symbol]	Storm Catch Basin(s)
[Symbol]	Retaining Wall
[Symbol]	Gate Valve
[Symbol]	Fire Hydrant Assembly
[Symbol]	Water Meter - Single
[Symbol]	Water Meter - Double
[Symbol]	Sanitary Sewer Manhole
[Symbol]	Utility Pole
[Symbol]	Light Pole

See UTILITY PLAN for More Information

Site Information:

PROPERTY INFORMATION			
Gross Site Area:	3,461,301.00 sf	79.46 ac	
Proposed Dedicated R.O.W.:	293,730.00 sf	6.74 ac	
Net Site Area:	3,167,571.00 sf	72.72 ac	
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 I:	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 I:	59,085.00 sf	1.36 acres	
Total Sidewalk Area PH 2:	20,938.00 sf	0.48 acres	
Total Building Area PH I:	187,570.00 sf	4.31 acres	
Total Building Area PH 2:	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:

Unit Type	Count	Description	Area	Height	DU	Bldgs	Units	Bedrooms	
Custom Deluxe III	(12)	2 BR Units	3	34.9 ft	5,931.50 sf	18 DU x	19 Bldgs	342 Units	570
	(6)	1 BR Units	3	34.9 ft	5,931.50 sf	18 DU x	19 Bldgs	342 Units	570
Classic Deluxe IV	(12)	2 BR Units	3	33.3 ft	4,843.15 sf	18 DU x	14 Bldgs	252 Units	420
	(6)	1 BR Units	3	33.3 ft	4,843.15 sf	18 DU x	14 Bldgs	252 Units	420
Custom Deluxe III Big Boy Units	(24)	1 BR Units	3	34.9 ft			2 Bldgs	48 Units	48
Clubhouse M	(1)	1 Story	1	25.9 ft			1 Bldgs	1 Units	(1038)

Density: 26.0 D.U. / Acre

Building Information PH II:

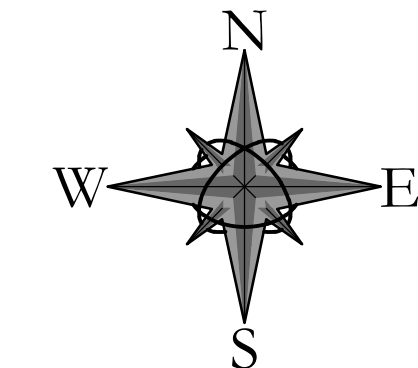
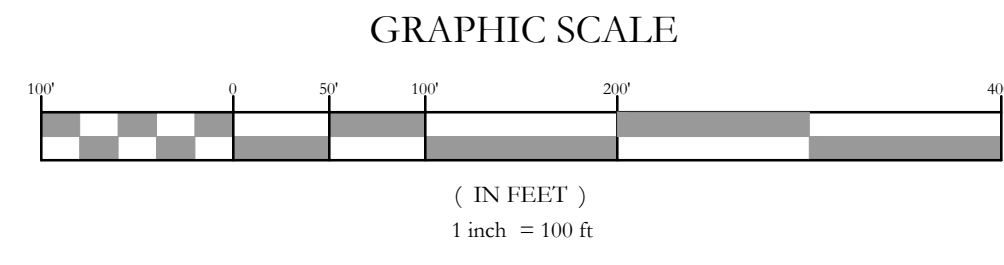
Unit Type	Count	Description	Area	Height	DU	Bldgs	Units	Bedrooms	
Custom Deluxe III	(12)	2 BR Units	3	34.9 ft	5,931.50 sf	18 DU x	8 Bldgs	144 Units	(240)
	(6)	1 BR Units	3	34.9 ft	5,931.50 sf	18 DU x	8 Bldgs	144 Units	(240)
Classic Deluxe IV	(12)	2 BR Units	3	25.9 ft	4,843.15 sf	18 DU x	1 Bldgs	18 Units	(30)
	(6)	1 BR Units	3	25.9 ft	4,843.15 sf	18 DU x	1 Bldgs	18 Units	(30)
Classic Deluxe IV	(8)	2 BR Units	2	25.9 ft	4,843.15 sf	12 DU x	8 Bldgs	96 Units	(160)
	(4)	1 BR Units	2	25.9 ft	4,843.15 sf	12 DU x	8 Bldgs	96 Units	(160)

Density: 10.4 D.U. / Acre

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

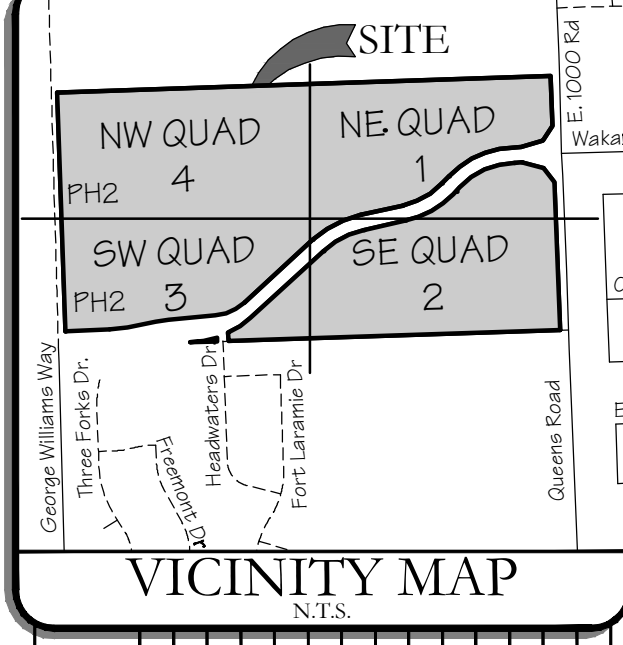
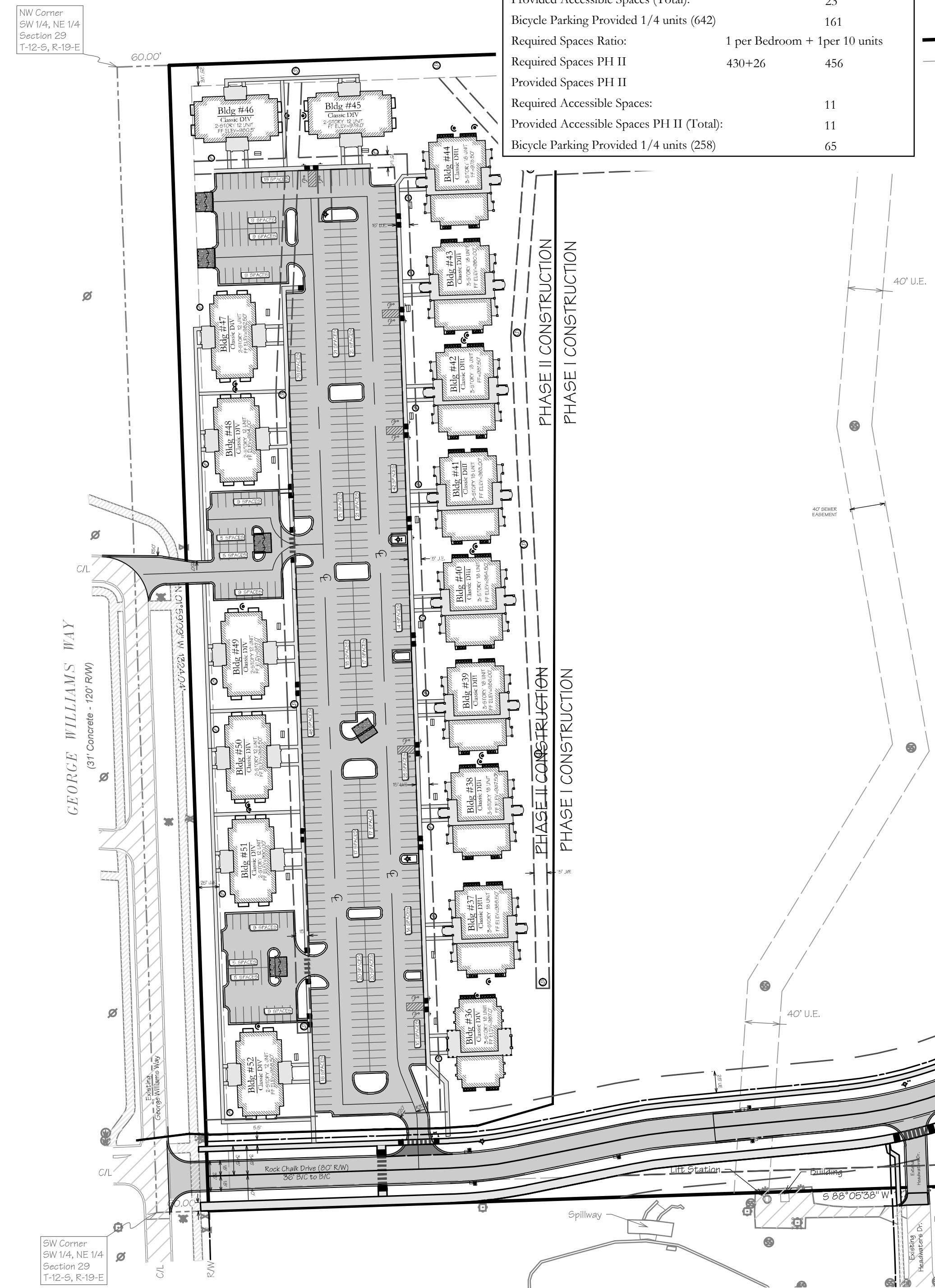


Know what's below.
Call before you dig.



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



REVISIONS:	DESCRIPTION	DATE	BY	CHKD
1				

SITE PLAN OVERALL

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

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

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.BLEWING.com

Certificate of Authorization # 1534

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

n:\projects\14-138 links at lawrence (civil drawings)\14-138 civil 004.dwg - Plotted on 7/2/2014 12:11:25 PM @ a scale of 1:1 no dwp to pdfEx3 by Ehaber