



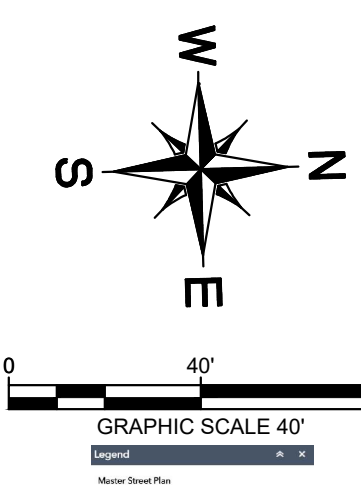
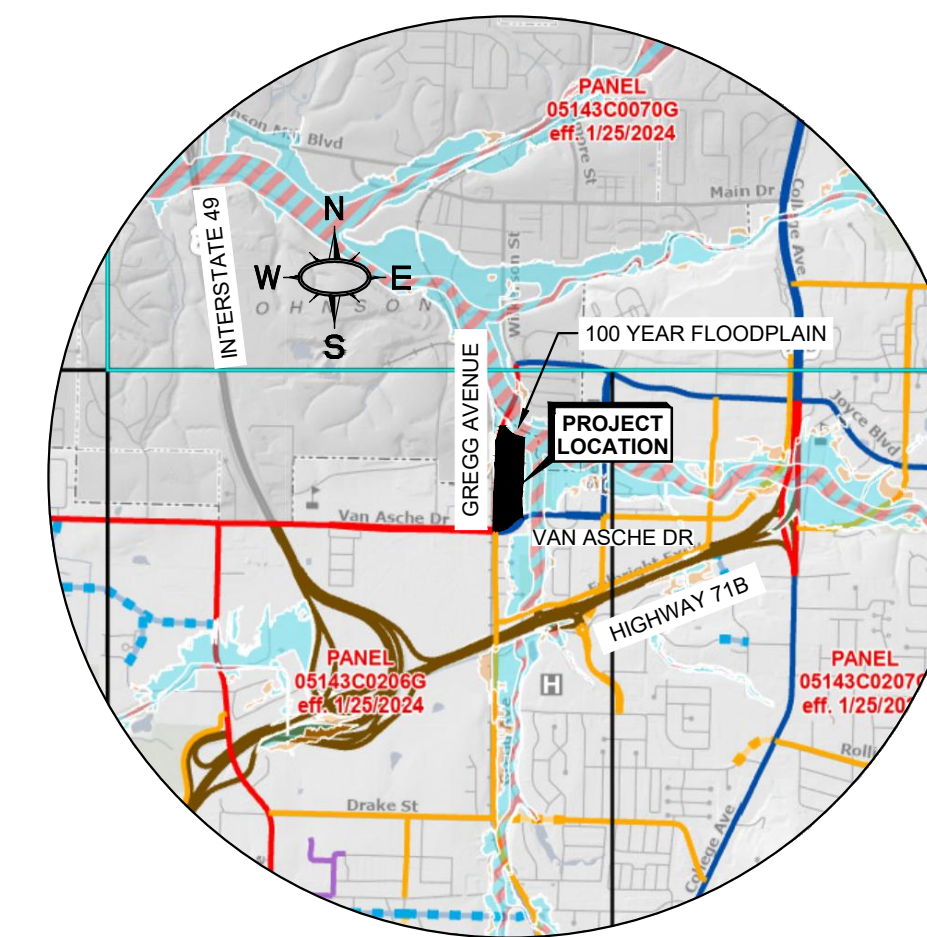
GROUND COVERAGE TABLE (SF)						
LOT	BUILDING AREA	BUILDING AREA % OF LOT	TOTAL IMPERVIOUS AREA	TOTAL PROVIDED PERVIOUS AREA	PERVIOUS AREA REQUIRED	% PERVIOUS PROVIDED*
LOT 1	-	-	6,512.29	63,539.76	14,010.41	91%
LOT 2	-	-	8,116.10	52,969.00	12,217.02	87%
LOT 3	-	-	6,617.01	62,686.85	13,860.77	90%
LOT 4	-	-	8,195.30	48,295.67	11,298.19	85%
LOT 5	-	-	5,938.68	50,418.82	11,271.50	89%
LOT 6	-	-	6,462.30	38,409.64	8,974.39	86%
LOT 7	-	-	8,605.93	69,698.49	15,660.88	89%
LOT 8	10,050.00	19.4%	30,793.66	11,053.89	10,379.51	21%
LOT 9	10,050.00	19.3%	30,513.40	11,524.65	10,417.61	22%
LOT 10	9,237.60	16.2%	35,625.27	12,066.77	11,385.93	21%
LOT 11	-	-	-	96,801.78	19,360.36	100%
LOT 12	9,237.60	15.6%	35,486.23	14,443.78	11,833.52	24%
OVERALL	38,575.21	-	182,866.18	531,909.09	150,670.09	71%

\*A MAXIMUM OF 80% OF THE DEVELOPMENT SITE MAY BE COVERED BY THE GROUND FLOOR OF ANY STRUCTURE, PARKING LOTS, SIDEWALKS, AND PRIVATE STREETS AND DRIVES OR ANY OTHER IMPERMEABLE SURFACE.  
 †THIS SITE IS UNDEVELOPED IN EXISTING CONDITIONS AND CONSISTS OF 100% PERMEABLE SURFACE.  
 ‡THE COMPACT PARKING SPACES ON LOT 10 ARE TO BE CONSTRUCTED OF PERMEABLE PAVEMENT ADHERING TO CITY STANDARD, REF. GRADING PERMIT PLANS FOR DETAIL.

LOTS ENCUMBERED BY FLOODPLAIN			
LOT	AREA OUTSIDE OF FLOODPLAIN (ACRES)	AREA INSIDE OF FLOODPLAIN (ACRES)	TOTAL LOT AREA (ACRES)
LOT 7	± 1.68	± 0.12	± 1.8
LOT 8	± 1.15	± 0.04	± 1.19
LOT 9	± 1.13	± 0.07	± 1.2
LOT 10	± 1.26	± 0.05	± 1.31
LOT 11	± 1.66	± 0.56	± 2.22
LOT 12	± 1.32	± 0.04	± 1.36
TOTAL	± 8.21	± 0.87	± 9.08

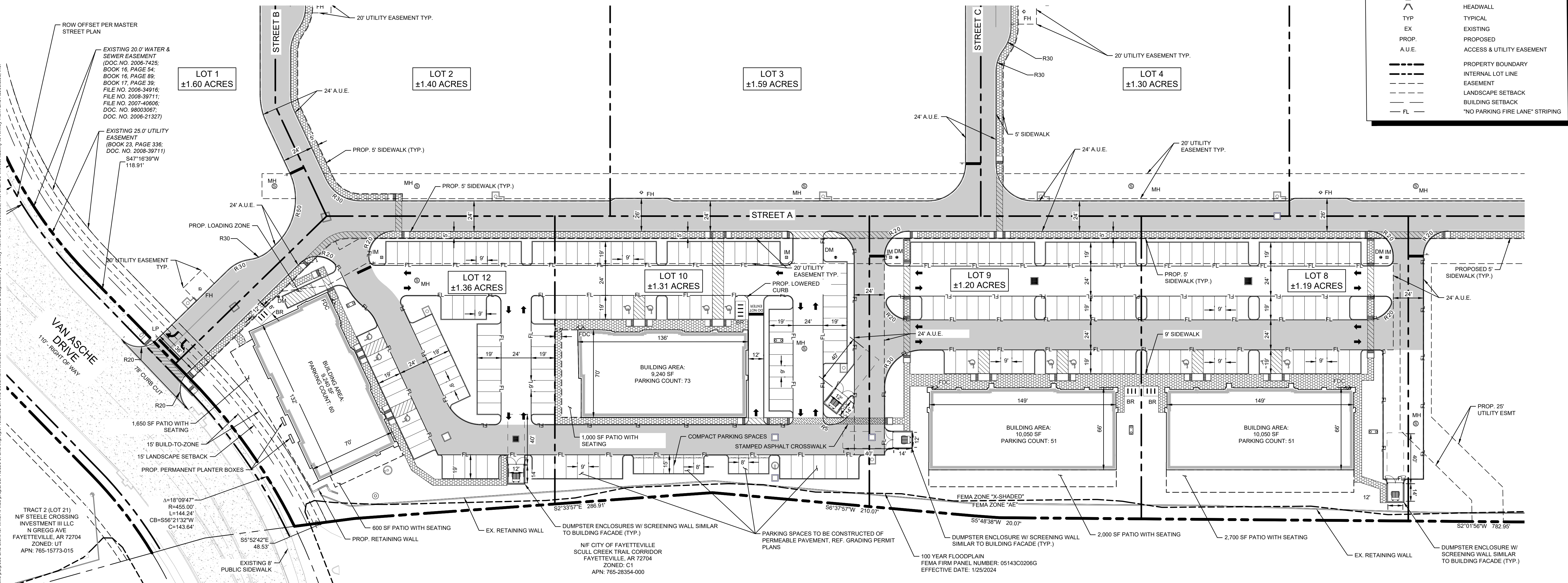
**NOTES**

- CITY PLAT PAGE 172
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN 100 YEAR FLOODPLAIN FROM FEMA FIRM PANEL NUMBER: 05143C0206G EFFECTIVE DATE: 1/25/2024
  - ZONE "X-SHADED" - AREA OF MODERATE FLOOD HAZARD, USUALLY THE AREA BETWEEN THE LIMITS OF THE 100- YEAR AND 500-YEAR FLOODS.
  - ZONE "A" - AREAS WITH A 1% ANNUAL CHANCE OF FLOODING AND A 26% CHANCE OF FLOODING OVER THE LIFE OF A 30-YEAR MORTGAGE. BECAUSE DETAILED ANALYSES ARE NOT PERFORMED FOR SUCH AREAS, NO DEPTHS OR BASE FLOOD ELEVATIONS ARE SHOWN WITHIN THESE ZONES.
  - ZONE "AE" - THE BASE FLOODPLAIN WHERE BASE FLOOD ELEVATIONS ARE PROVIDED. "AE" ZONES ARE NOW USED ON NEW FORMAT FIRMS INSTEAD OF A1-A30 ZONES.



**LEGEND**

	PROPOSED ASPHALT FIRE LANE
	EXISTING PAVEMENT
	EXISTING SIDEWALK
	PROPOSED BUILDING
	PROPOSED SIDEWALK PAVEMENT
	BARRIER FREE RAMP (BFR)
	ACCESSIBLE PARKING SYMBOL
	PROPOSED LIGHT POLE
	BIKE RACK
	DOMESTIC WATER METER (AND VAULT)
	IRRIGATION METER
	FIRE HYDRANT
	SANITARY SEWER MANHOLE
	CURB INLET
	GRATE INLET
	JUNCTION BOX OR WYE INLET
	HEADWALL
	TYPICAL
	EXISTING
	PROPOSED
	ACCESS & UTILITY EASEMENT
	PROPERTY BOUNDARY
	INTERNAL LOT LINE
	EASEMENT
	LANDSCAPE SETBACK
	BUILDING SETBACK
	"NO PARKING FIRE LANE" STRIPING



**STREET TABLE**

STREET NAME	EX. R.O.W. WIDTH	MASTER R.O.W. WIDTH	SIDEWALK WIDTH	GREEN SPACE WIDTH
GREGG AVENUE	±136'	92'	8'	10'
VAN ASCHE DRIVE	110'	96'	6'	10'
STREET A	N/A	-	5'	3'
STREET B	N/A	-	5'	0'
STREET C	N/A	-	5'	0'
STREET D	N/A	-	5'	0'

**SITE DATA TABLE**

	LOT 12	LOT 10	LOT 9	LOT 8
LOT NUMBER	LOT 12	LOT 10	LOT 9	LOT 8
LOT AREA	± 1.36 ACRES	± 1.31 ACRES	± 1.20 ACRES	± 1.19 ACRES
BUILDING AREA	± 9,240 SQ FT	± 9,240 SQ FT	± 10,050 SQ FT	± 10,050 SQ FT
PATIO AREA	± 2,250 SQ FT	± 1,000 SQ FT	± 2,000 SQ FT	± 2,700 SQ FT
LAND USE	PROFESSIONAL OFFICE (3,000 SQ FT) RESTAURANT (2,500 SQ FT) RETAIL (3,740 SQ FT)	PROFESSIONAL OFFICE (2,000 SQ FT) RESTAURANT (4,740 SQ FT) RETAIL (2,500 SQ FT)	MEDICAL OFFICE (2,400 SQ FT) PROFESSIONAL OFFICE (6,450 SQ FT) RESTAURANT (1,200 SQ FT)	MEDICAL OFFICE (2,400 SQ FT) PROFESSIONAL OFFICE (6,450 SQ FT) RESTAURANT (1,200 SQ FT)
PARKING RATIO	PROFESSIONAL OFFICE (1 PER 300 SQ FT) RESTAURANT (1 PER 100 SQ FT) RETAIL (1 PER 250 SQ FT)	PROFESSIONAL OFFICE (1 PER 300 SQ FT) RESTAURANT (1 PER 100 SQ FT) RETAIL (1 PER 250 SQ FT)	MEDICAL OFFICE (1 PER 250 SQ FT) PROFESSIONAL OFFICE (1 PER 300 SQ FT) RESTAURANT (1 PER 100 SQ FT)	MEDICAL OFFICE (1 PER 250 SQ FT) PROFESSIONAL OFFICE (1 PER 300 SQ FT) RESTAURANT (1 PER 100 SQ FT)
BASE PARKING ALLOWED	51 SPACES	64 SPACES	43 SPACES	43 SPACES
15% INCREASE (SECTION 172.05.03(a))	7 SPACES	9 SPACES	6 SPACES	6 SPACES
5% INCREASE (SECTION 172.05.03(c))	2 SPACES	3 SPACES	2 SPACES	2 SPACES
TOTAL PARKING ALLOWED	60 SPACES	76 SPACES	51 SPACES	51 SPACES
PARKING PROVIDED	60 SPACES	73 SPACES (11 COMPACT)	51 SPACES	51 SPACES
ADA PARKING REQUIRED	3 SPACES	4 SPACES	3 SPACES	3 SPACES
ADA PARKING PROVIDED	3 SPACES	4 SPACES	3 SPACES	3 SPACES

**LARGE SITE IMPROVEMENT PLAN  
 ENGINEERING DOCUMENTS  
 TWIN CREEKS VILLAGE FAYETTEVILLE**  
 Being ±17.3 Acres  
 Zoned: Urban Thoroughfare  
 Proposed Use: Commercial  
 City of Fayetteville  
 Washington County, Arkansas  
 City Project LSIP 2025-0007  
 FEBRUARY 24TH, 2026



**Owner:** Steele Crossing Investment III, LLC  
 P.O. Box 22407  
 Little Rock, Arkansas 72221  
 Contact: Paxton R. Singleton  
 Email: Paxton@commercialrealityllc.com

**Developer:** Steele Crossing Investment III, LLC  
 P.O. Box 22407  
 Little Rock, Arkansas 72221  
 Contact: Paxton R. Singleton  
 Email: Paxton@commercialrealityllc.com

**Engineer:** Kimley-Horn and Associates, Inc.  
 2600 N Central Expy  
 Suite 400  
 Richardson, Texas 75080  
 Contact: Jonathan Kerby, P.E.  
 Phone: (972)-770-1370  
 Email: jonathan.kerby@kimley-horn.com

**Kimley-Horn**  
 © 2026 KIMLEY-HORN AND ASSOCIATES, INC.  
 2600 N CENTRAL EXPRESSWAY, SUITE 400  
 RICHARDSON, TEXAS 75080  
 PHONE: 214-617-0535  
 WWW.KIMLEY-HORN.COM AR COA-51

**PRELIMINARY**  
 FOR REVIEW ONLY  
 Not for construction or permit purposes.  
**Kimley-Horn**  
 Engineer: JONATHAN C. KERBY  
 P.E. No. 22794 Date: 02/24/2026

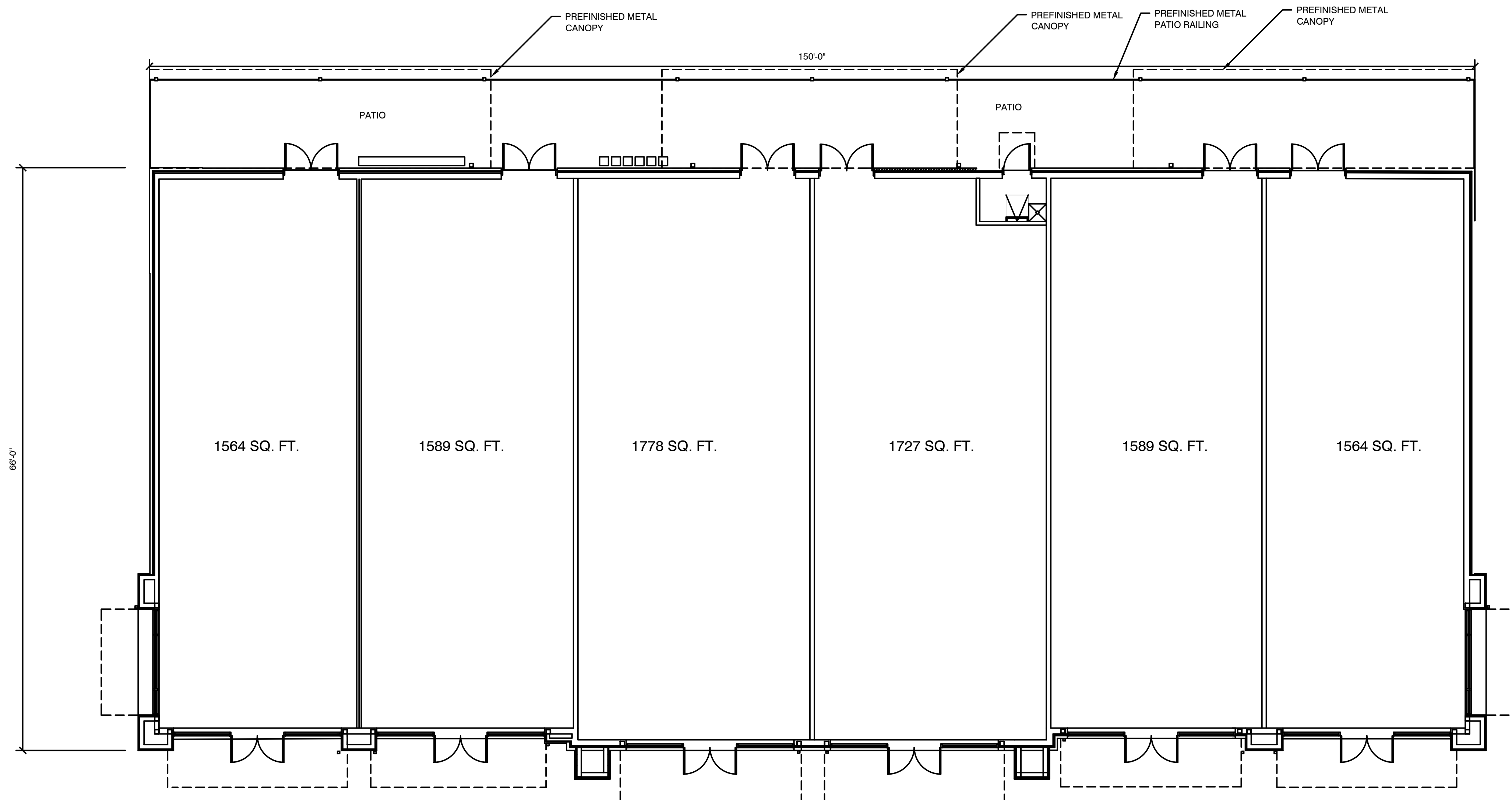
KHA PROJECT: 060036100  
 DATE: FEBRUARY 2026  
 SCALE: AS SHOWN  
 DESIGNED BY: KJA  
 DRAWN BY: RGD  
 CHECKED BY: JCK

**TWIN CREEKS VILLAGE**  
 FAYETTEVILLE, ARKANSAS

**DETAILED SITE PLAN**

SHEET NUMBER  
**C-02**

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 SITE PLAN (REVISED) (1:1)  
 JCK  
 02/24/2026 10:23:11 AM  
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 SITE PLAN (REVISED) (1:1)  
 JCK



1 SCHEMATIC FLOOR PLAN  
1/8" = 1'-0"

ROARK  
PERKINS  
PERRY  
YELVINGTON  
ARCHITECTURE - INTERIOR DESIGN  
719 W. SECOND STREET - LITTLE ROCK, AR 72201-0801  
(501)372-0272  
WWW.RPPYARCHITECTS.COM

TWIN CREEKS VILLAGE  
LOT 8  
FAYETTEVILLE, ARKANSAS

REVISIONS	DATE

SCHEMATIC  
FLOOR PLAN  
LOT 8

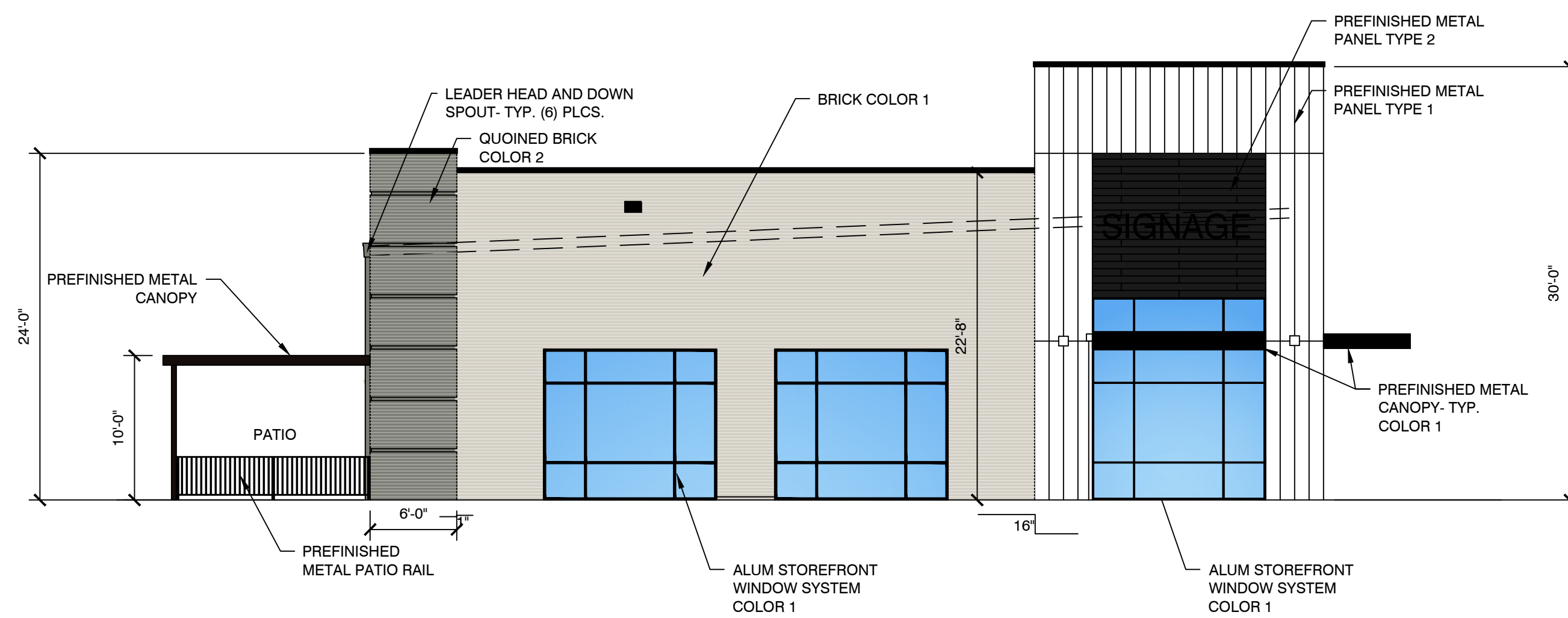


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SHEET	OF

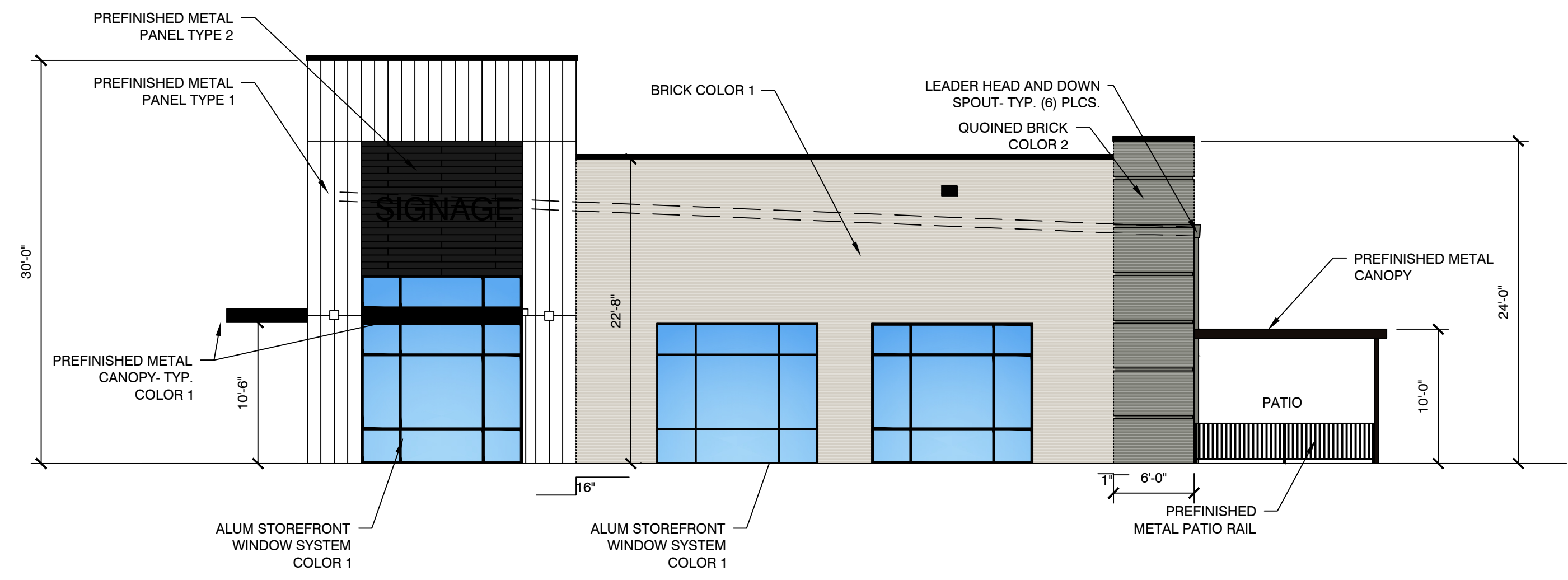
TWIN CREEKS VILLAGE  
 LOT 8  
 FAYETTEVILLE, ARKANSAS



1 WEST ELEVATION  
 1/8" = 1'-0"



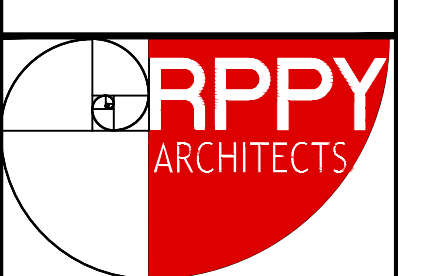
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 1/8" = 1'-0"



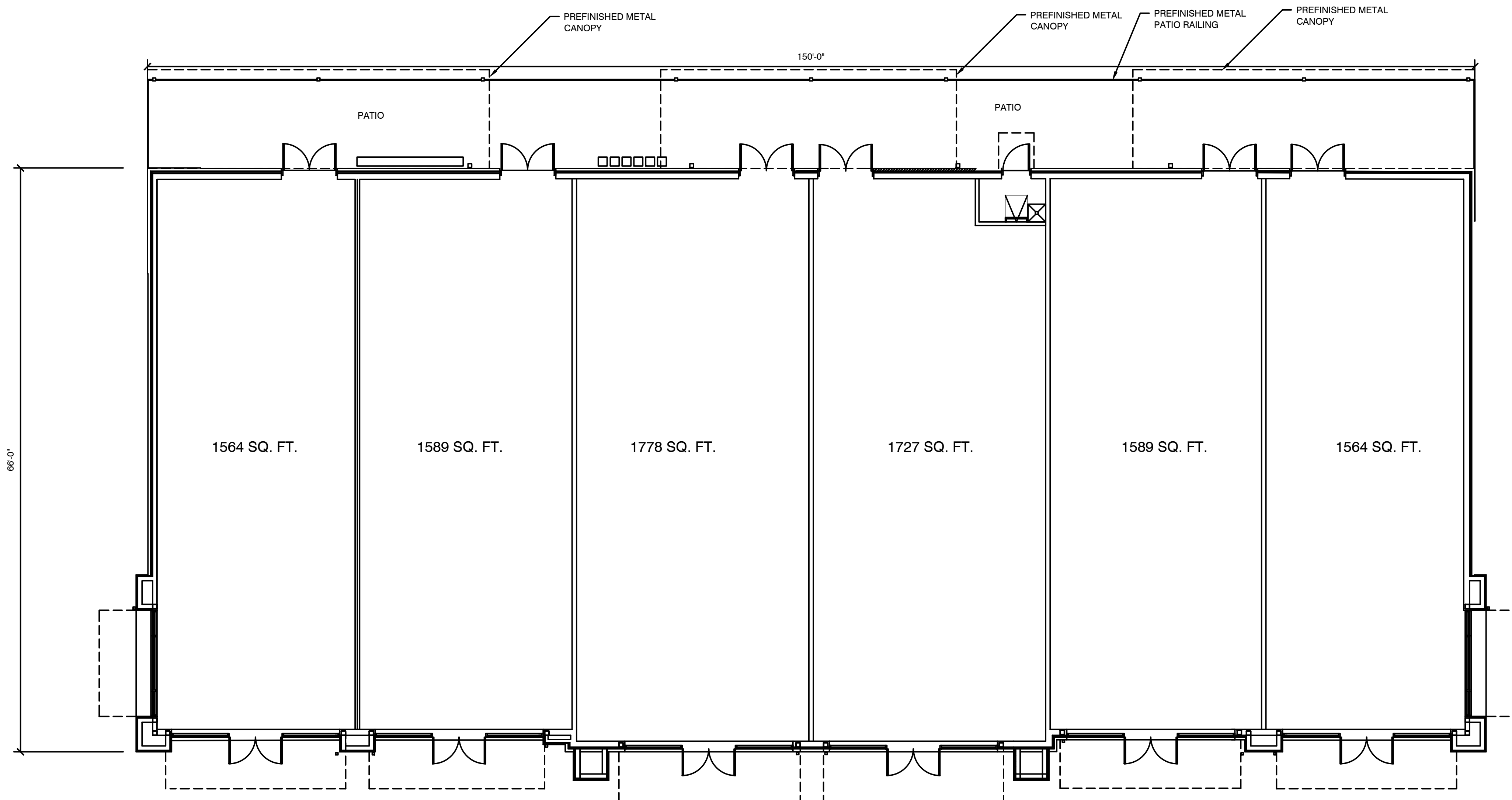
3 SOUTH ELEVATION  
 1/8" = 1'-0"

REVISIONS	DATE

SCHEMATIC ELEVATIONS  
 LOT 8



12/19/25	1821
DATE	JOB NO.
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SHEET	OF



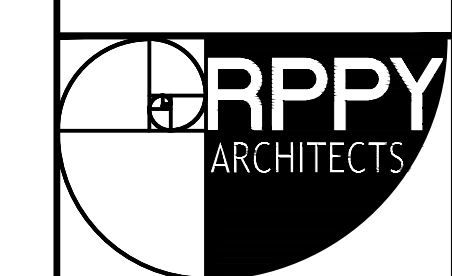
1 SCHEMATIC FLOOR PLAN  
1/8" = 1'-0"

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PERRY  
YELVINGTON  
ARCHITECTURE - INTERIOR DESIGN  
719 W. SECOND STREET - LITTLE ROCK, AR 72201  
(501)372-0272  
WWW.RPPYARCHITECTS.COM

TWIN CREEKS VILLAGE  
LOT 9  
FAYETTEVILLE, ARKANSAS

REVISIONS	DATE

SCHEMATIC  
FLOOR PLAN  
LOT 9

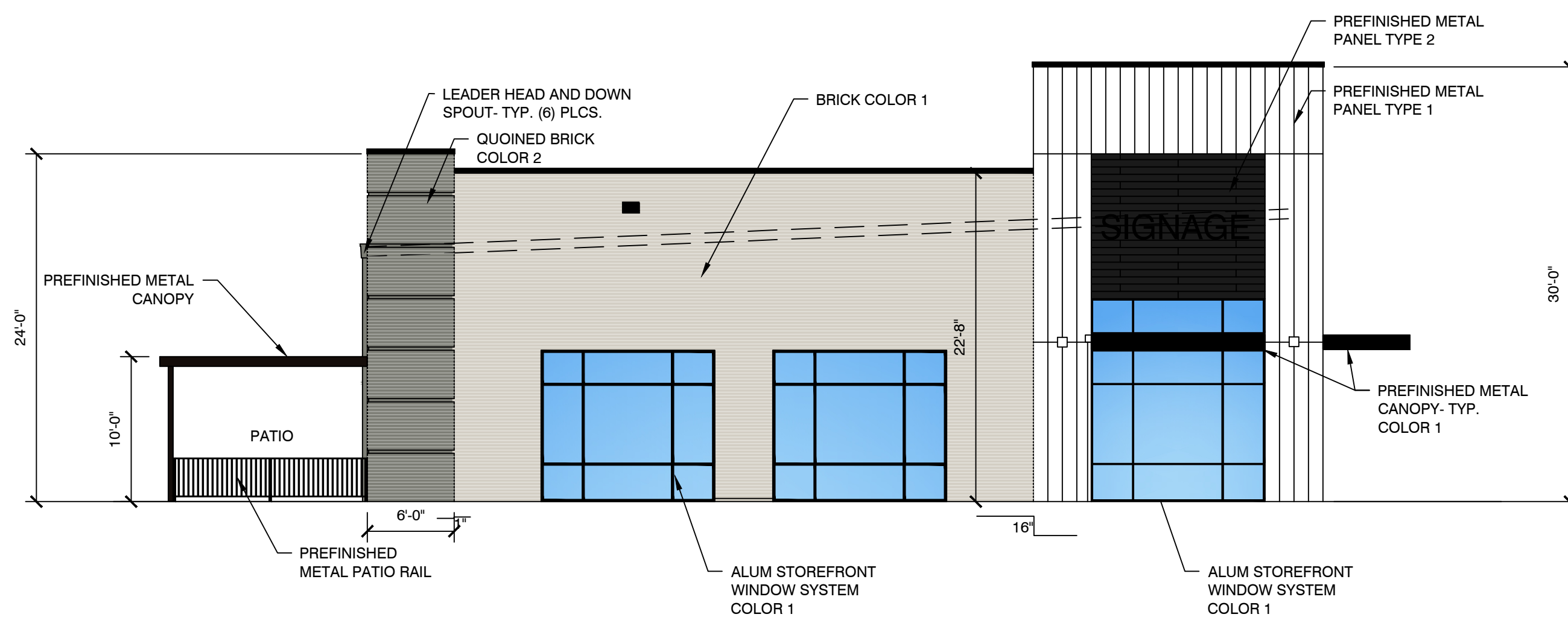


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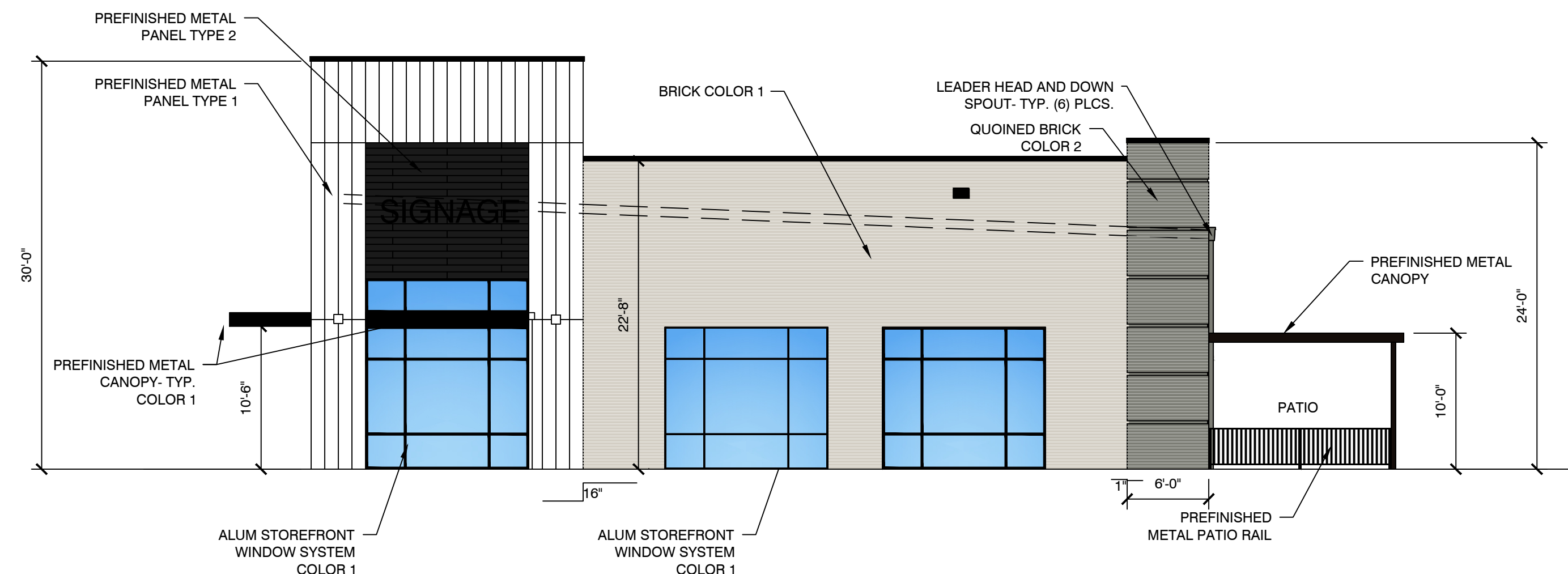
TWIN CREEKS VILLAGE  
 LOT 9  
 FAYETTEVILLE, ARKANSAS



1 WEST ELEVATION  
 1/8" = 1'-0"



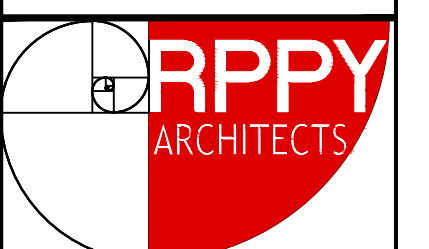
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3 SOUTH ELEVATION  
 1/8" = 1'-0"

REVISIONS	DATE

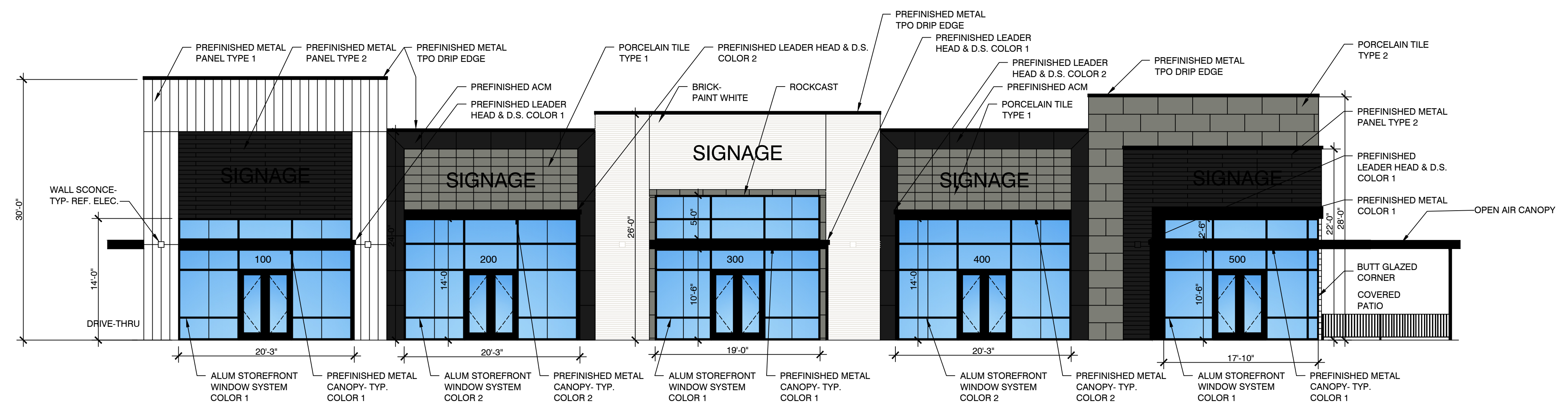
SCHEMATIC ELEVATIONS  
 LOT 9



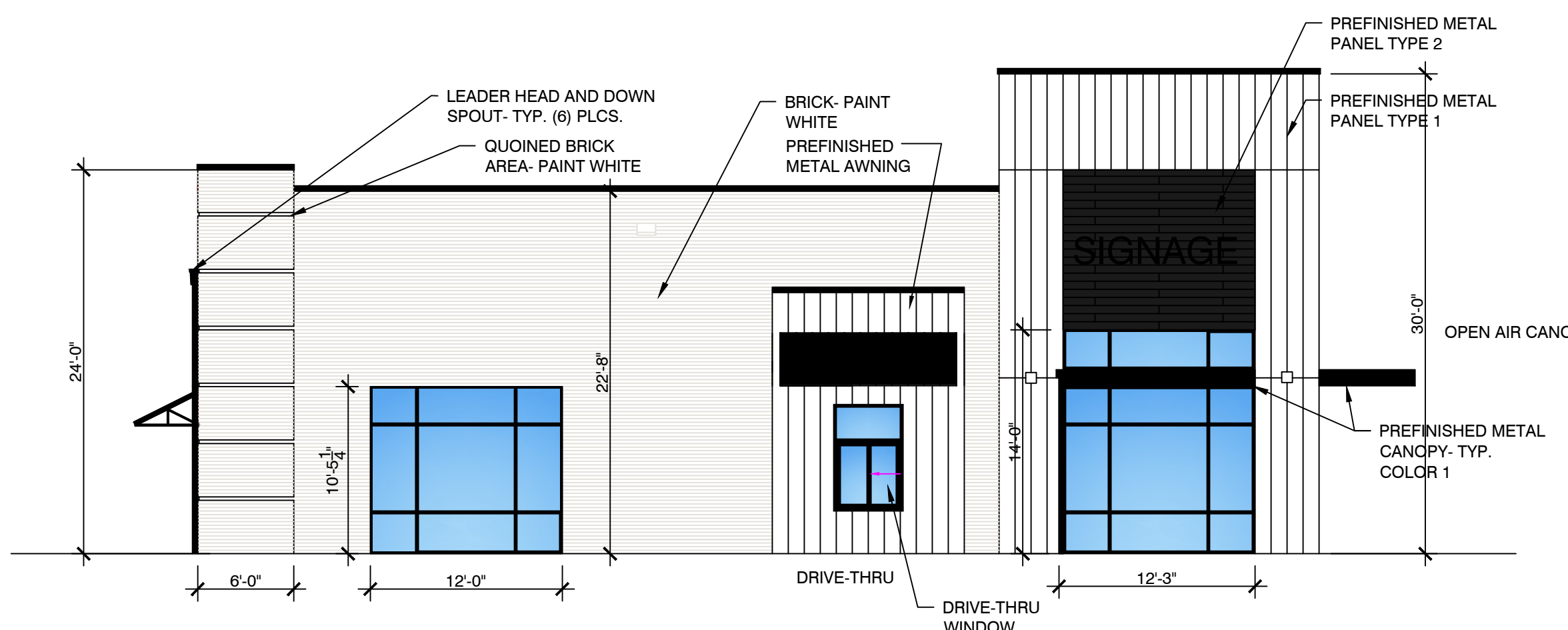
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SHEET	OF



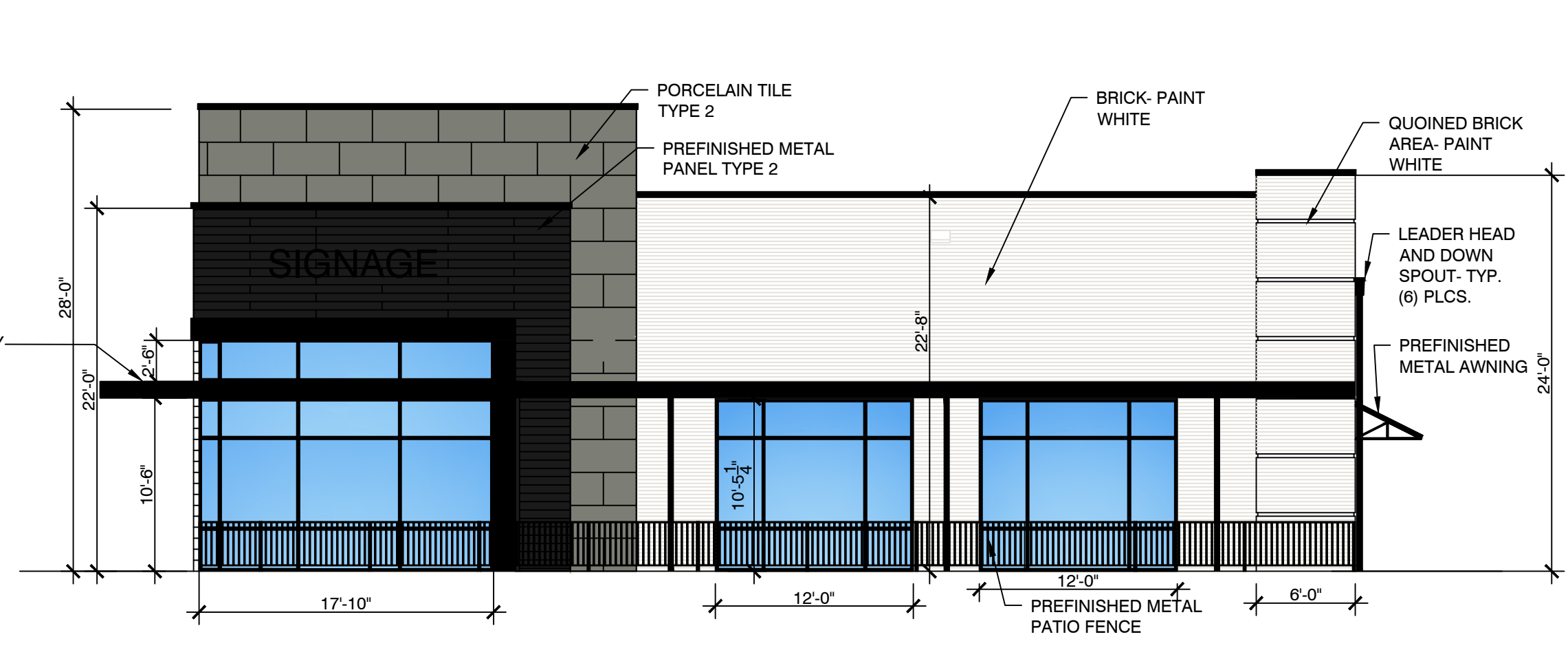
TWIN CREEKS VILLAGE  
 LOT 10  
 FAYETTEVILLE, ARKANSAS



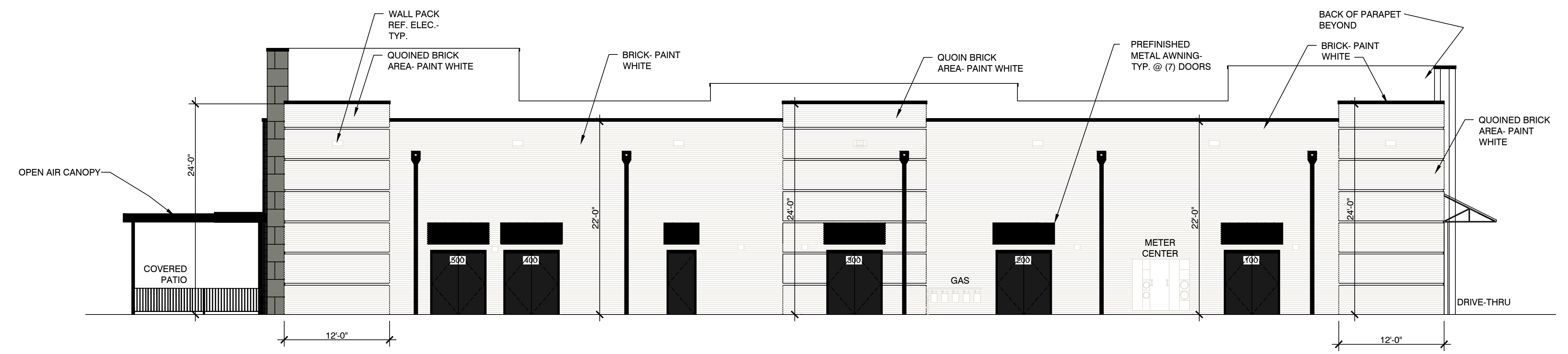
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 1/8" = 1'-0"



2 NORTH ELEVATION  
 1/8" = 1'-0"



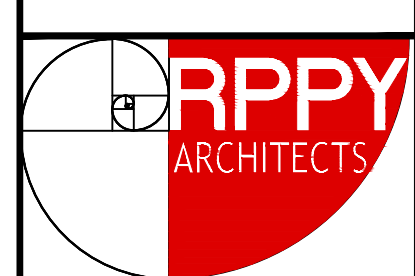
3 SOUTH ELEVATION  
 1/8" = 1'-0"



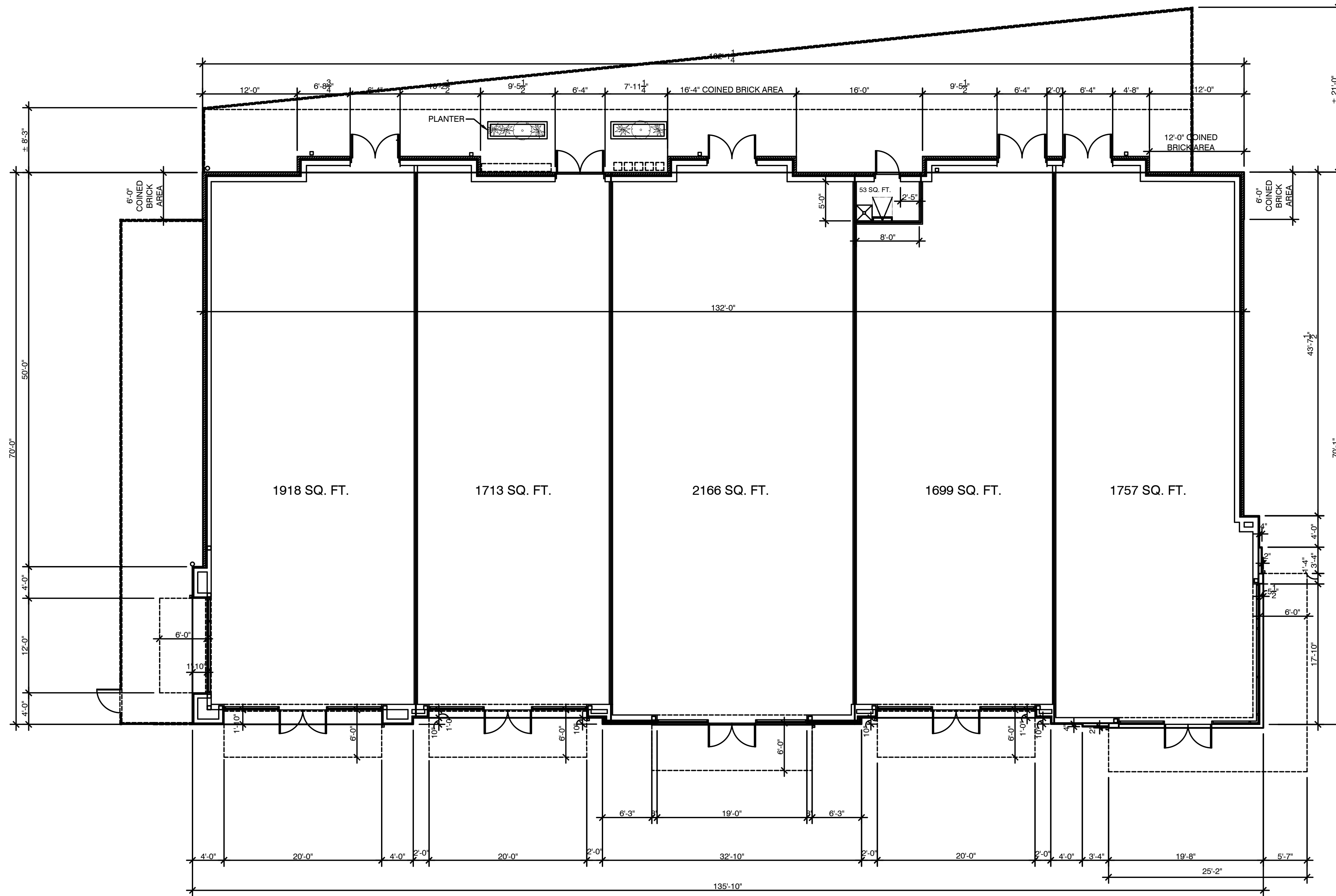
4 EAST ELEVATION  
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REVISIONS	DATE

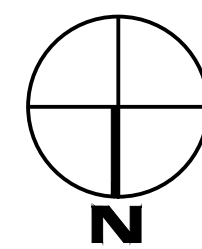
SCHEMATIC ELEVATIONS  
 LOT 10



2/17/26	1823
DATE	JOB NO.
A2.1	-
SHEET	OF



1 FLOOR PLAN  
1/8" = 1'-0"



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PERKINS  
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ARCHITECTURE - INTERIOR DESIGN  
171 W. SECOND STREET - LITTLE ROCK, AR 72201  
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TWIN CREEKS VILLAGE  
LOT 12  
FAYETTEVILLE, ARKANSAS

REVISIONS	DATE

SCHEMATIC  
FLOOR PLAN  
LOT 12



2/16/26	1824
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DATE	JOB NO.
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A1.1	-
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SHEET	OF
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