

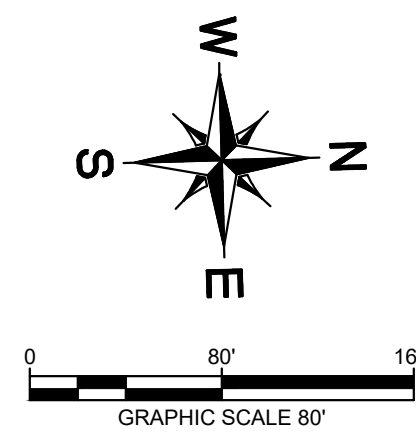
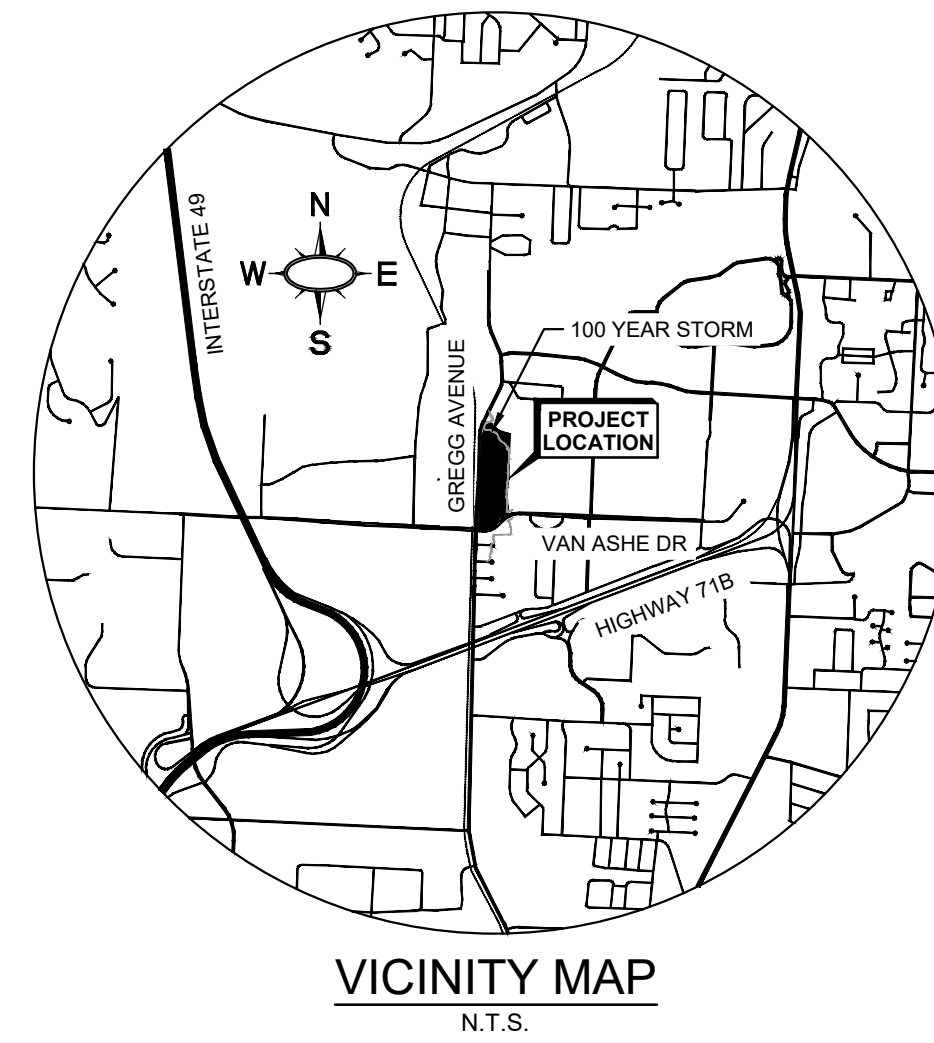
STREET TABLE			
STREET NAME	EX. R.O.W. WIDTH	MASTER R.O.W. WIDTH	SIDEWALK WIDTH
GREGG AVENUE	±136'	92'	8'
VAN ASCHÉ DRIVE	110'	96'	6'
STREET A	N/A	-	5'
STREET B	N/A	-	5'
STREET C	N/A	-	5'
STREET D	N/A	-	5'

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	± 0.95	± 1.27	± 2.22
LOT 12	± 1.32	± 0.04	± 1.36
<b>TOTAL</b>	<b>± 8.35</b>	<b>± 1.73</b>	<b>± 10.08</b>

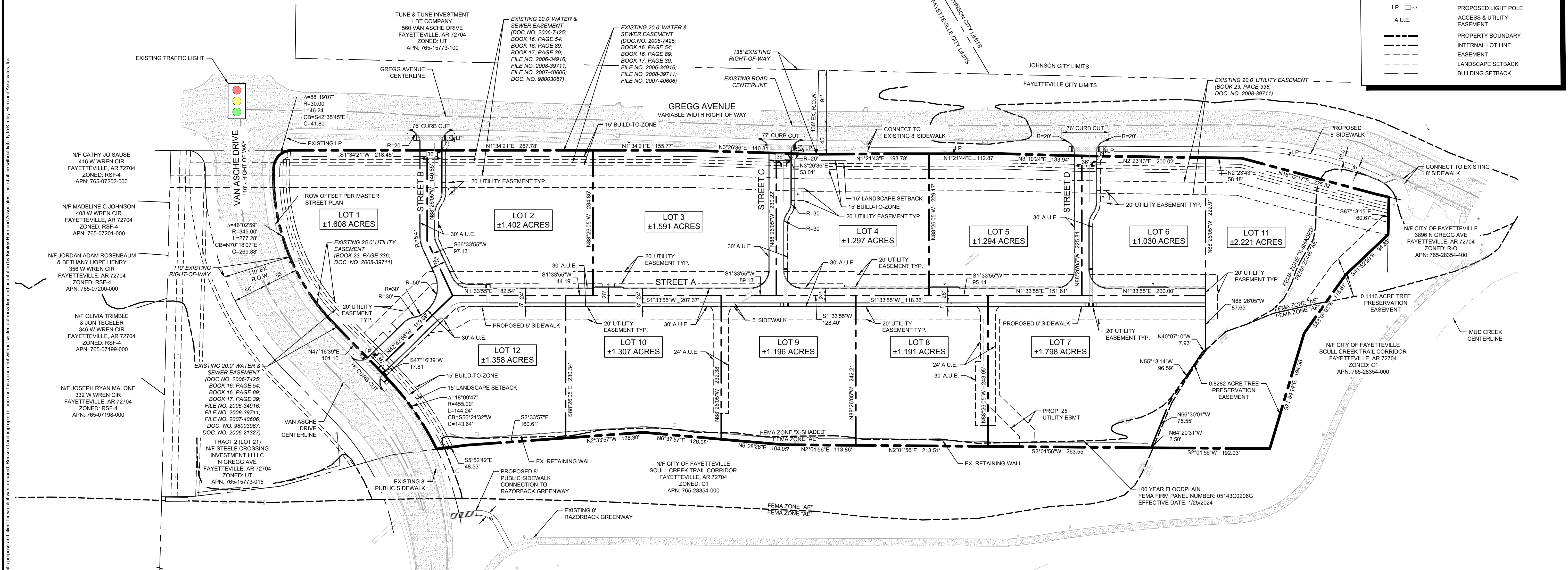
**NOTES**

- 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.

**SETBACKS:**  
 FRONT: BUILD-TO-ZONE LOCATED BETWEEN 10' AND 25' FROM FRONT PROPERTY LINE.  
 SIDE: NONE  
 REAR: NONE



LEGEND	
FL	PROPOSED FIRE LANE
FL	EXISTING PAVEMENT
	EXISTING SIDEWALK
	PROPOSED BUILDING
	PROPOSED SIDEWALK PAVEMENT
	BARRIER FREE RAMP (BFR)
	ACCESSIBLE PARKING SYMBOL
WM	WATER METER (AND VAULT)
FH	FIRE HYDRANT
	SANITARY SEWER MANHOLE
	CURB INLET
	GRATE INLET
	JUNCTION BOX OR WYE INLET
TYP	TYPICAL
EX	EXISTING
PROP.	PROPOSED
LP	PROPOSED LIGHT POLE
A.U.E.	ACCESS & UTILITY EASEMENT
---	PROPERTY BOUNDARY
---	INTERNAL LOT LINE
---	EASEMENT
---	LANDSCAPE SETBACK
---	BUILDING SETBACK



**PRELIMINARY PLAT**  
**TWIN CREEKS VILLAGE FAYETTEVILLE**  
 Being ±17.3 Acres  
 12 LOTS, 1 UNDEVELOPABLE LOT  
 Zoned: Urban Throughfare  
 Proposed Use: Commercial  
 City of Fayetteville  
 Washington County, Arkansas  
 City Project PPL 2025-0003  
 MAY 27, 2026

**Owner:**  
 Steele Crossing Investment III, LLC  
 P.O. Box 22407  
 Little Rock, Arkansas 72221  
 Contact: Leonard Boen  
 Email: lboen@commercialrealtyllc.com

**Developer:**  
 Steele Crossing Investment III, LLC  
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 Little Rock, Arkansas 72221  
 Contact: Leonard Boen  
 Email: lboen@commercialrealtyllc.com

**Engineer:**  
 Kimley-Horn and Associates, Inc.  
 2600 N Central Expy  
 Suite 400  
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**TWIN CREEKS VILLAGE**

**PRELIMINARY PLAT**

**PLAT**

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

SHEET NUMBER  
**PLAT**

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 1/25/2024 10:58 AM  
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