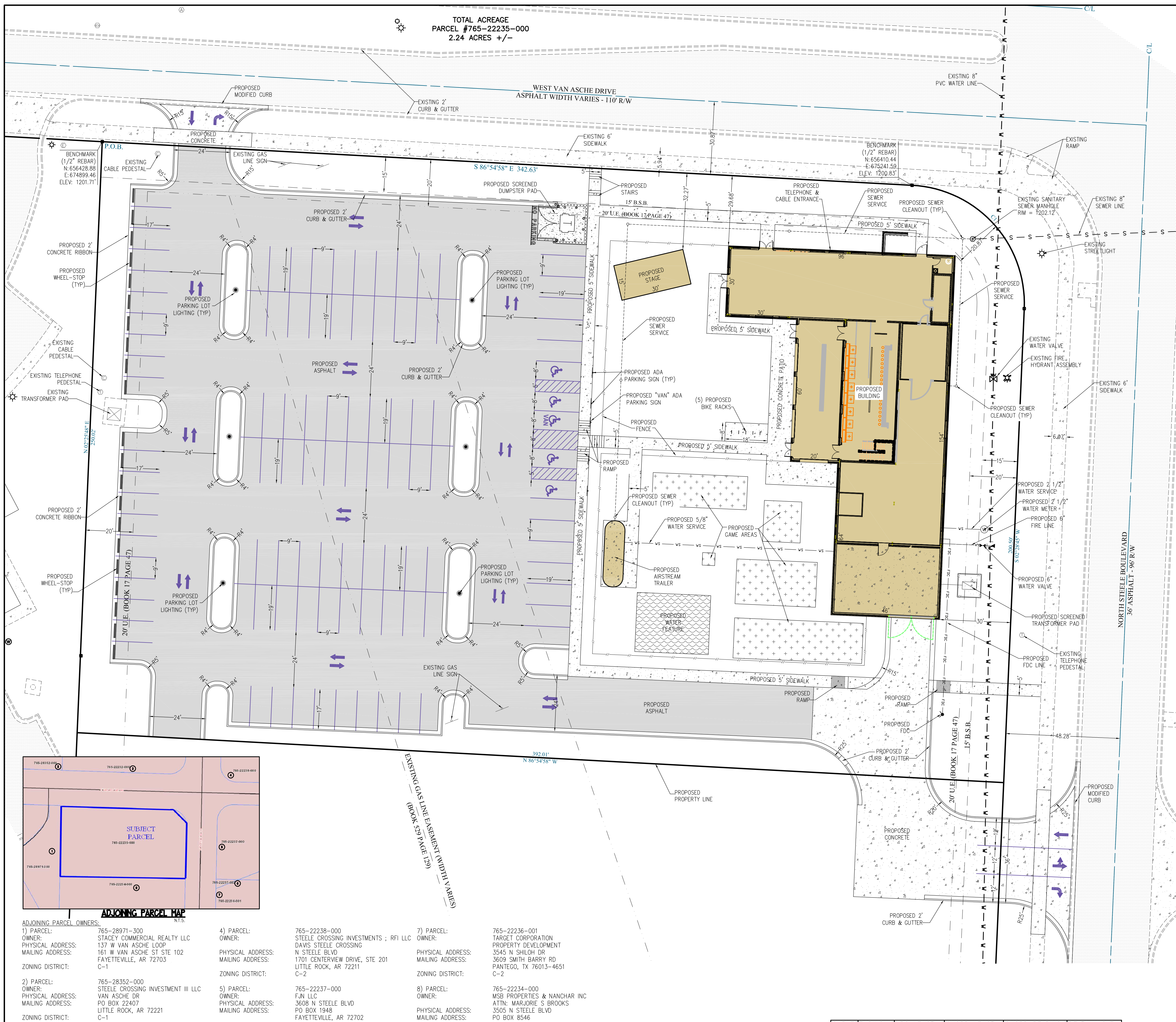
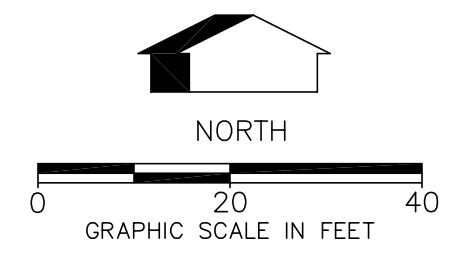


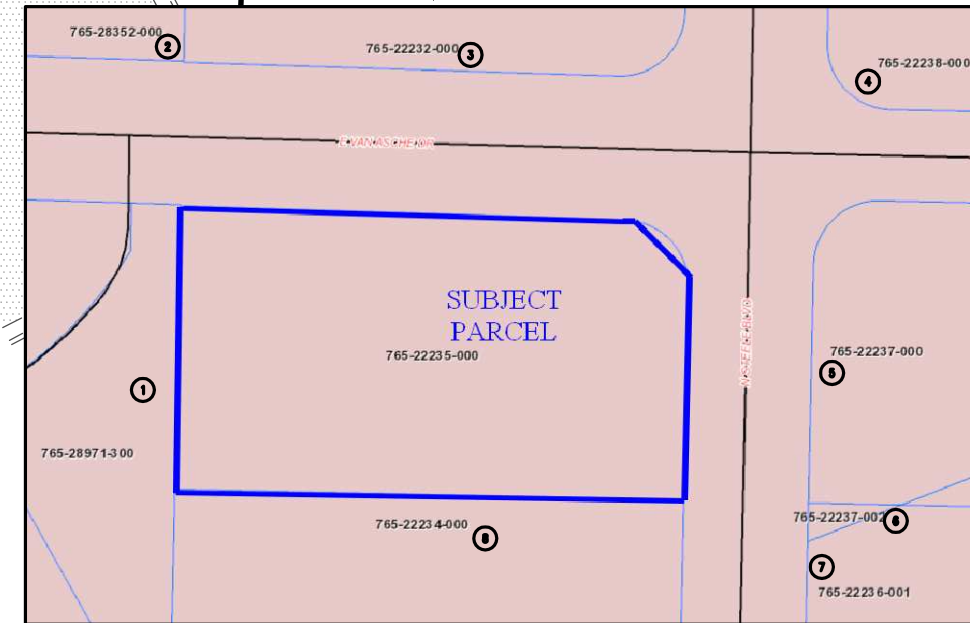
TOTAL ACREAGE
 PARCEL #765-22235-000
 2.24 ACRES +/-



- NOTES:
1. ALL OUTDOOR LIGHTING SHALL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL FOR COMPLIANCE WITH THE OUTDOOR LIGHTING ORDINANCE.
 2. ALL ROOF-MOUNTED UTILITIES AND MECHANICAL EQUIPMENT SHALL BE SCREENED BY INCORPORATING SCREENING INTO THE STRUCTURE UTILIZING MATERIALS COMPATIBLE WITH THE SUPPORTING BUILDINGS.
 3. MECHANICAL AND UTILITY EQUIPMENT OVER 30 INCHES IN HEIGHT SHALL MEET BUILDING SETBACKS.
 4. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND, AND ALL EXISTING UTILITIES UNDER 24\"/>

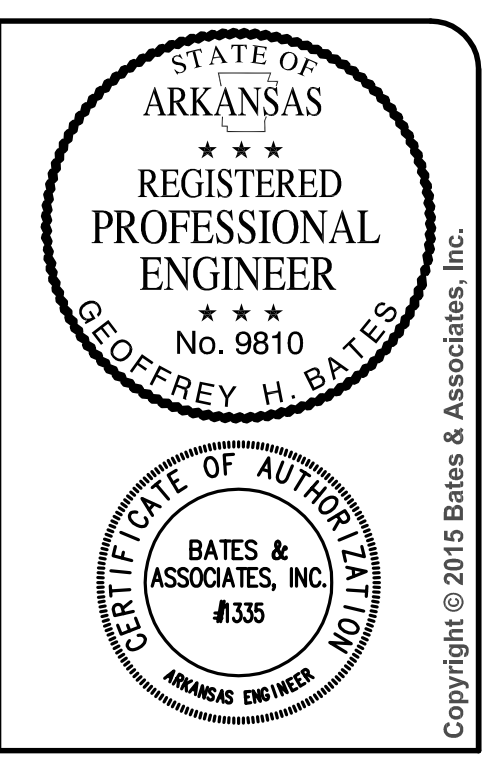
- ADA NOTES:
1. CONTACT CITY ADA ADMINISTRATOR AND REQUEST AN INSPECTION PRIOR TO POURING ANY ADA ACCESSIBLE PARKING/LOADING STALL.
 2. CONTACT A.H.T.D. PERMIT INSPECTOR AND REQUEST AN INSPECTION PRIOR TO POURING ANY SIDEWALK OR DRIVEWAY IN THE RIGHT OF WAY.

PROPOSED	EXISTING	DESCRIPTION
---	---	ASPHALT (EDGE)
---	---	ASPHALT (SURFACE)
o	o	BOLLARD
---	---	BUILDING
---	---	BUILDING SETBACK LINE
---TV	---TV	CABLE TV (UNDERGROUND)
---	---	CABLE TV (OVERHEAD)
---	---	CENTERLINE
---	---	CONCRETE (EDGE)
---	---	CONCRETE (SURFACE)
---	---	CONDUIT
---	---	CONTOURS
---	---	CURB & GUTTER
---	---	DRAINAGE FLOW
---	---	DUMPSTER
---	---	EASEMENT
---	---	ELECTRICAL (UNDERGROUND)
---	---	ELECTRICAL (OVERHEAD)
---	---	ELECT. TRANSFORMER
---	---	EROSION CONTROL BALES
---	---	EROSION CONTROL FENCE
---	---	EROSION CONTROL RIP-RAP
---	---	FENCE (WIRE/WOOD/CHAIN)
---	---	FIBER OPTIC CABLE
---	---	FIRE HYDRANT ASSEMBLY
---	---	FLOWLINE
---	---	FORCE MAIN
---	---	GAS MAIN
---	---	GAS METER/VALVE
---	---	GRAVEL (EDGE)
---	---	GRAVEL (SURFACE)
---	---	IRON PIN - (RE-BAR)
---	---	LANDSCAPE EDGING
---	---	LIGHT
---	---	MONUMENT (CONCRETE)
---	---	POND
---	---	POWER POLE
---	---	PROPERTY LINE (EXTERNAL)
---	---	RETAINING WALL
---	---	RIGHT-OF-WAY
---	---	SANITARY SEWER MANHOLE
---	---	SANITARY SEWER PIPE
---	---	SANITARY SEWER SERVICE
---	---	SECTION LINE
---	---	SIDEWALK
---	---	SIGN
---	---	SPOT ELEVATION
---	---	STABILIZED CONSTRUCTION ENT.
---	---	STORM SEWER INLET
---	---	STORM SEWER PIPE
---	---	STRIP (PAINTED OR STICKY)
---	---	TELEPHONE PED/MANHOLE
---	---	TELEPHONE (UNDERGROUND)
---	---	TELEPHONE (OVERHEAD)
---	---	TREE LINE CANDOPY
---	---	TREE/TREE TO BE REMOVED
---	---	WATER MAIN BLOWOFF VALVE
---	---	WATER MAIN FIRE DEPT. CONN.
---	---	WATER MAIN REDUCER
---	---	WATER MAIN THRUST BLOCK
---	---	WATER METER
---	---	WATER METER (IRRIGATION)
---	---	WATER VALVE



- ADJOINING PARCEL OWNERS:
- | | | | | | |
|---|--|---|--|---|--|
| 1) PARCEL:
OWNER:
PHYSICAL ADDRESS:
MAILING ADDRESS:
ZONING DISTRICT: | 765-28971-300
STACEY COMMERCIAL REALTY LLC
137 W VAN ASCHE LOOP
161 W VAN ASCHE ST STE 102
FAYETTEVILLE, AR 72703
C-1 | 4) PARCEL:
OWNER:
PHYSICAL ADDRESS:
MAILING ADDRESS:
ZONING DISTRICT: | 765-22238-000
STEELE CROSSING INVESTMENTS ; RFI LLC
DAVIS STEELE CROSSING
N STEELE BLVD
1701 CENTERVIEW DRIVE, STE 201
LITTLE ROCK, AR 72211
C-2 | 7) PARCEL:
OWNER:
PHYSICAL ADDRESS:
MAILING ADDRESS:
ZONING DISTRICT: | 765-22236-001
TARGET CORPORATION
PROPERTY DEVELOPMENT
3545 N SHILOH DR
3609 SMITH BARRY RD
PANTEGO, TX 76013-4651
C-2 |
| 2) PARCEL:
OWNER:
PHYSICAL ADDRESS:
MAILING ADDRESS:
ZONING DISTRICT: | 765-28352-000
STEELE CROSSING INVESTMENT III LLC
VAN ASCHE DR
PO BOX 22407
LITTLE ROCK, AR 72221
C-1 | 5) PARCEL:
OWNER:
PHYSICAL ADDRESS:
MAILING ADDRESS:
ZONING DISTRICT: | 765-22237-000
FJN LLC
3608 N STEELE BLVD
PO BOX 1948
FAYETTEVILLE, AR 72702
C-2 | 8) PARCEL:
OWNER:
PHYSICAL ADDRESS:
MAILING ADDRESS:
ZONING DISTRICT: | 765-22234-000
MSB PROPERTIES & NANCHAR INC
ATTN: MARJORIE S BROOKS
3505 N STEELE BLVD
PO BOX 8546
FAYETTEVILLE, AR 72703
C-1 |
| 3) PARCEL:
OWNER:
PHYSICAL ADDRESS:
MAILING ADDRESS:
ZONING DISTRICT: | 765-22232-000
IRWIN REAL ESTATE INVESTORS LLC ;
OMB PROPERTIES, LLC;
3730 N STEELE BLVD
C/O IRWIN PARTNERS, LLC
1701 CENTERVIEW DR, STE 201
LITTLE ROCK, AR 72211
C-1 | 6) PARCEL:
OWNER:
PHYSICAL ADDRESS:
MAILING ADDRESS:
ZONING DISTRICT: | 765-22237-002
FJN LLC
3608 N STEELE BLVD
PO BOX 1948
FAYETTEVILLE, AR 72702
C-2 | | |

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	325.69'	190.13'	187.44'	N 67.40°03' W	33.26°53'



DATE	REVISIONS
08/19/13	FIRST SUBMITTAL

JJ'S BEER GARDEN & BREWING CO.
 LARGE SCALE DEVELOPMENT PLANS
 SITE AND UTILITY PLAN
 FAYETTEVILLE, ARKANSAS

