



THOMAS ENGINEERING COMPANY

civil engineers

land surveyors

3810 LOOKOUT RD

NORTH LITTLE ROCK, AR 72116
NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS

(501)753-4463

June 30, 2026

Mrs. Donna James, AICP
Assistant Director of Planning
City of North Little Rock
120 Main Street
North Little Rock, AR 72114

RE: Lot A, Block 3, Riverside Addition
Site Plan Review & Replat

Dear Mrs. James:

Please accept this letter to serve as our application for the above reference submittal. We wish to be placed on August 11th, 2026 Planning Commission Meeting Agenda.

This site is proposed to contain 16 townhomes on Lot A, Block 3, Riverside Addition.

If detention is required, we request to pay the in lieu of fee.

Enclosed please find a check for the review fee and rezoning fee in the amount of \$200.00.

If you have any questions, please give me a call.

Sincerely,

John Barron Brown, P.E.
Project Engineer

Submittal of Site Plan Review - 8 hard copy sets + a copy on a CD

12/2/2020

(this checklist is to be **completely filled out by applicant** before submittal)

Each set to contain all of the following:

- | | |
|--|---|
| ☐ 1 (8) Drawings, folded to 10x12 or smaller | ☐ 23 Zoning within and around plat |
| ☐ 2 (8) Letter of requests, stating any variance (one letter paper clipped to each set) | ☐ 24 FEMA Panel Number with 100 year elevation |
| ☐ 3 (8) Site Plan Review checklists (one checklist <u>paper clipped</u> to each set) (omission of any required items may cause postponement or refusal) | ☐ 25 Flood Plain / wetlands contours |
| ☐ 4 (1) CD - Letter, checklist, & drawings should be combined into one .pdf file (not all separate files) | ☐ 26 Area in acres on each lot |
| | ☐ 27 Sign location, edge 5' from property line |
| | ☐ 28 Screened dumpster location |
| | ☐ 29 Sidewalk location |

Title Block to include:

- | | |
|---|--|
| ☐ 5 Title "Site Plan Review" | ☐ 30 Building outline with square footage |
| ☐ 6 Name of subdivision | ☐ 31 Street trees, 30' on center |
| ☐ 7 Lot and block numbers | ☐ 32 Shade trees, 1 per 6 parking spaces |
| ☐ 8 Date of drawing | ☐ 33 Required landscaping and buffers |
| | ☐ 34 First floor elevation |

Required Items on all Site Plan Review

- | | |
|---|--|
| ☐ 9 Graphic scale | ☐ 35 Concrete driveways in right-of-way |
| ☐ 10 North arrow | ☐ 36 Nearest fire hydrant(s) |
| ☐ 11 Legal description | ☐ 37 Water / sewer lines |
| ☐ 12 Vicinity map | ☐ 38 Parking lot layout |

Required Items if applicable:

- | | |
|---|--|
| ☐ 13 Engineers / Surveyors name and address | ☐ 39 Fire flow / water pressure |
| ☐ 14 Developers name and address | ☐ 40 Finished grading plan |
| ☐ 15 Owners name and address | ☐ 41 Municipal, County or Section lines |
| ☐ 16 Names of abutting subdivisions/owners | ☐ 42 Phase map, if staging is planned |
| ☐ 17 Street names | ☐ 43 Storm water detention easement |
| ☐ 18 Street centerlines with right-of-way widths | ☐ 44 Other easements _____ |
| ☐ 19 Boundary lines with dimensions | ☐ 45 Hillside cut proposal |
| ☐ 20 Utility easements | ☐ |

- | |
|--|
| ☐ 21 Building setbacks |
| ☐ 22 Section corners or other monuments |

Site Plan Review Fees = \$200



City of North Little Rock

Engineering Department

500 West 13th Street, North Little Rock, AR 72114

Engineering Site Plan Review Checklist

Answer every question (Yes, No or Not Applicable).

1. Are storm drainage facilities designed (or will be designed) in accordance with not less than a one in 25-year rainfall design frequency, or in the Central Business District (CBD), where a one in 50-year rainfall design frequency is used?

Circle: Yes or No or NA

2. Does Owner/Engineer plan to provide on-site detention of storm water run-off?

Circle: Yes or No or NA

If no, Owner/Engineer must either pay storm water in-lieu fee (\$5000/acre for non-residential or \$500/acre residential) or demonstrate to City Engineering that on-site detention is not required. Note: Stormwater in-lieu fee is subject to approval by City Engineering.

3. Is the on-site detention facility or other appropriate and approved means to control the increased runoff from development designed to accommodate the 25-year storm?

Circle: Yes or No or NA

4. Is the proposed project property in a designated Federal Emergency Management Agency (FEMA) Special Flood Hazard Areas (SFHAs)?

Circle: Yes or No

If yes, provide FEMA Flood Insurance Rate Map (FIRM) with the proposed Project property located on map.

For proposed project within FEMA floodplain Zone AE, provide elevation of FEMA 100-year floodplain _____.

If proposed project is within Zone A, coordinate required FEMA 100-year floodplain elevation with City Engineer.

5. Is the first floor of any proposed buildings or building additions a minimum of 1' above FEMA 100-year floodplain?

Circle: Yes or No or NA

6. Is the proposed project property in a previously undeveloped area?

Circle: Yes or No

7. Are there any known wetlands located on this property?

Circle: Yes or No

8. Do the existing or proposed sidewalks comply with CNLR regulations? (contact the City Engineer for regulations)

Circle: Yes or No or NA

If not, explain.

9. Are proposed driveways concrete in the City Right-of-Way?

Circle: Yes or No or NA

10. Are proposed commercial/industrial driveways further than 40' from intersecting streets or 10' from adjoining property lines?

Circle: Yes or No or NA

11. Are proposed commercial/industrial driveways further than 40 feet from other existing/proposed drives?

Circle: Yes or No or NA

12. Are the location of driveways regulated by an Access Management Plan? (Refer to the Master Street Plan document for list and regulations for access plans).

Circle: Yes or No

13. Are cross drains in the street Right-of-Way (ROW) reinforced concrete pipe (RCP) with concrete headwalls? (use of concrete flared end sections will be determined on a case by case basis with City Engineering)

Circle: Yes or No or NA

14. Is a grading plan with proposed finished contours or spot elevations shown for the proposed development?

Circle: Yes or No

15. Are utilities/mains (water, sewer, electric, etc) labeled and shown as existing or proposed improvements?

Circle: Yes or No or NA

16. Are utility service lines to the proposed development shown?

Circle: Yes or No or NA

17. Is the proposed project located in steep and rugged terrain where: (1) the slope is steeper than a vertical rise of 1 foot for each 4 feet of horizontal distance (4:1 slope) prior to the alteration; *or* (2) the final grade is steeper than a 4:1 slope between abutting lots or tracts of land?

Circle: Yes or No

If yes, Owner/Engineer shall follow the requirements of the "CNLR Regulation to Control Development and Subdivision of Land, Article 14 - Hillside Regulations" and coordinate with City Engineering prior to Subdivision Review Meeting.

18. For the proposed project, check applicable permits required for the proposed project:

- _____ CNLR Stormwater Permit (required for all proposed projects).
- _____ CNLR Floodplain Development Permit (required for all proposed projects in FEMA Special Flood Hazard Areas).
- _____ Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit.
- _____ AHTD permit for driveway or utility work within the State Rights-of-Way (ROW).
- _____ Arkansas Department of Health approval for water and sewer facilities.
- _____ Corps of Engineers (COE) 404 Clearance/Permit.

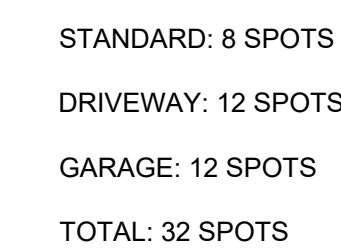
All applicable Permits checked above shall be obtained prior to receiving a Construction Building Permit.

List any other applicable State or Federal permits required.

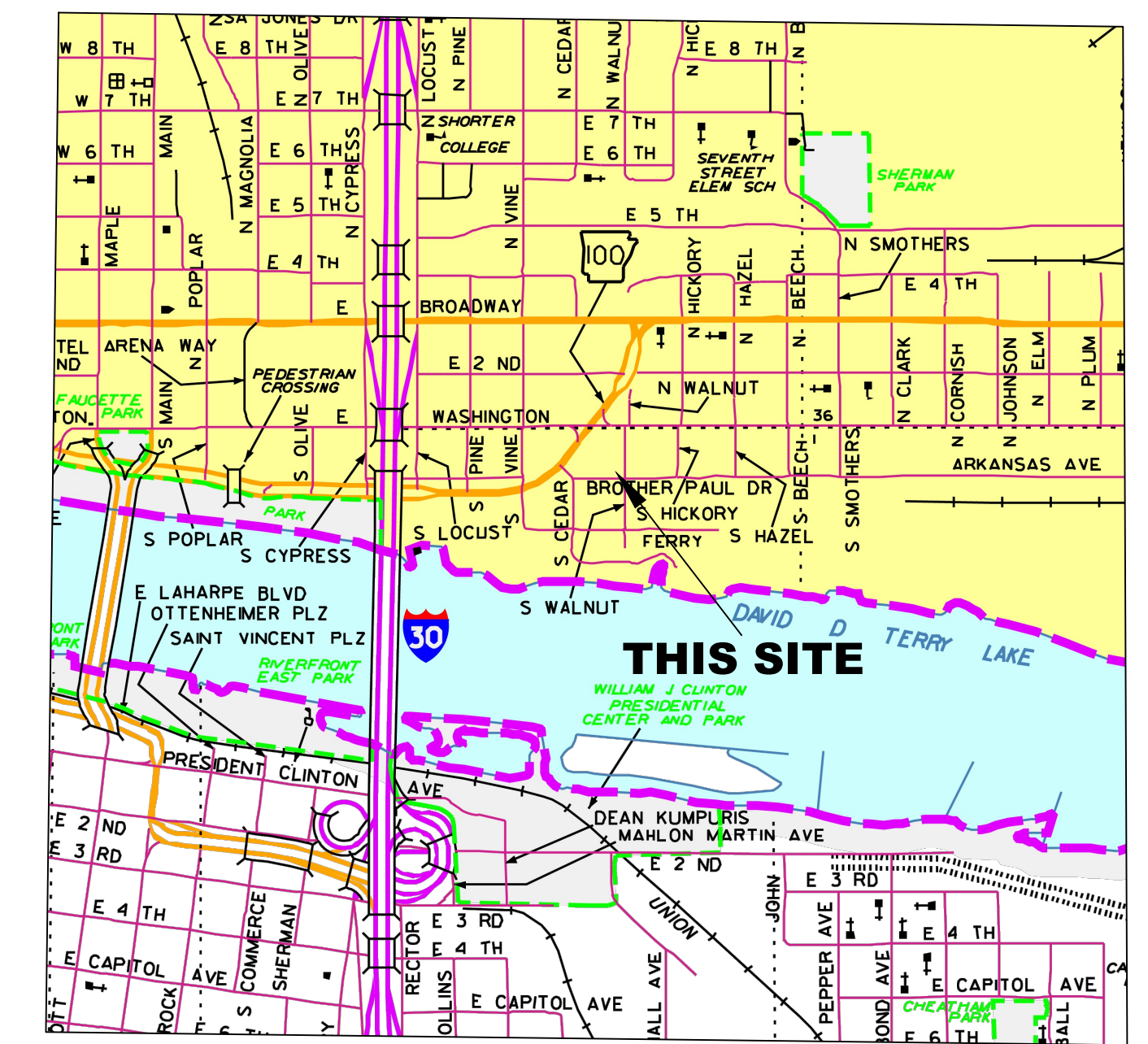
Note to Owner:

CNLR Excavation Permit is required for excavations/street cuts within the City's ROW.

CNLR Barricade Permit is required for lane closures or maintenance of traffic within City's ROW.

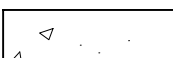


FOR USE AND BENEFIT OF
RIVERWALK GROUP, LLC
PO BOX 928
BENTONVILLE, AR 72712



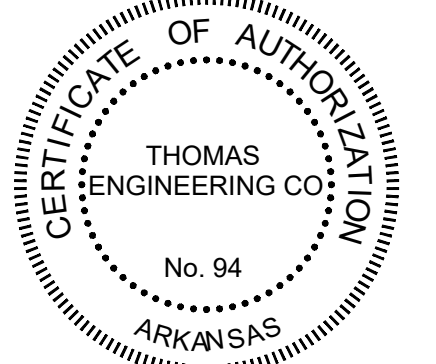
VICINITY MAP

LEGEND

- | | |
|---|---|
|  | SHOWS CONCRETE SIDEWALK |
|  | SHOWS ASPHALT PAVEMENT |
|  | SHOWS STANDARD DUTY CONCRETE PAVEMENT |
|  | SHOWS NEW BUILDING |
|  | PARKING LOT SHADE TREE
RED OAK OR TREE FROM TABLE B OR C
2.5' MINIMUM CALIPER |
|  | STREET TREE
RED MAPLE OR TREE FROM TABLE B
2.5' MINIMUM CALIPER |
|  | DWARF YAUPOON HOLLY
SPACED 3.0' ON CENTER
18" MINIMUM HEIGHT AT INSTALLATION |

SITE PLAN REVIEW NOTES

1. SITE CONTAINS A PROPOSED 16 TOWNHOME BUILDINGS
2. BASIS OF BEARINGS: PAGIS
3. THE PROPERTY IS NOT SHOWN IN THE 100 YEAR FLOOD PLAIN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 050182 0344G DATED JULY 6, 2015.
4. THIS PROPERTY IS ZONED R-4.
5. ALL ABUTTING PROPERTIES ARE ZONED R-4
6. THIS TRACT CONTAINS 36,765 S.F. OR 0.844 ACRES, MORE OR LESS
7. SETBACKS SHOWN ARE FOR R-4 ZONING.
25' FRONT
10' SIDE
25' REAR
8. ALL LANDSCAPING SHALL HAVE AUTOMATIC IRRIGATION.



THOMAS
ENGINEERING
COMPANY

SITE PLAN REVIEW

RIVERSIDE ADDITION
LOT A BLOCK 3
NORTH LITTLE ROCK, ARKANSAS

3810 LOOKOUT ROAD, N. LITTLE ROCK, AR. 72116
TEL: 501-753-4463 FAX: 501-753-6814

APPROVED	DRAWN BY JB	DATE 6/30/26	SHEET NO. C1.0
SCALE 1" = 20'			



VICINITY MAP

CERTIFICATE OF SURVEYING ACCURACY

I, JOHN R. POWNALL, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A BOUNDARY SURVEY MADE BY ME AND THAT BOUNDARY MARKERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

DATE JOHN R. POWNALL RLS 1215

CERTIFICATE OF ENGINEERING ACCURACY

I, JOHN BARRON BROWN, HEREBY CERTIFY THAT THIS PLAT REPRESENTS A PLAN MADE BY ME, AND THAT IT MEETS ALL THE ENGINEERING REQUIREMENTS OF THE NORTH LITTLE ROCK SUBDIVISION RULES AND REGULATIONS.

DATE JOHN BARRON BROWN PE 24007

CERTIFICATE OF OWNER

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, HEREBY CERTIFY THAT WE HEREBY LAY OFF, PLAT, AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

DATE NAME

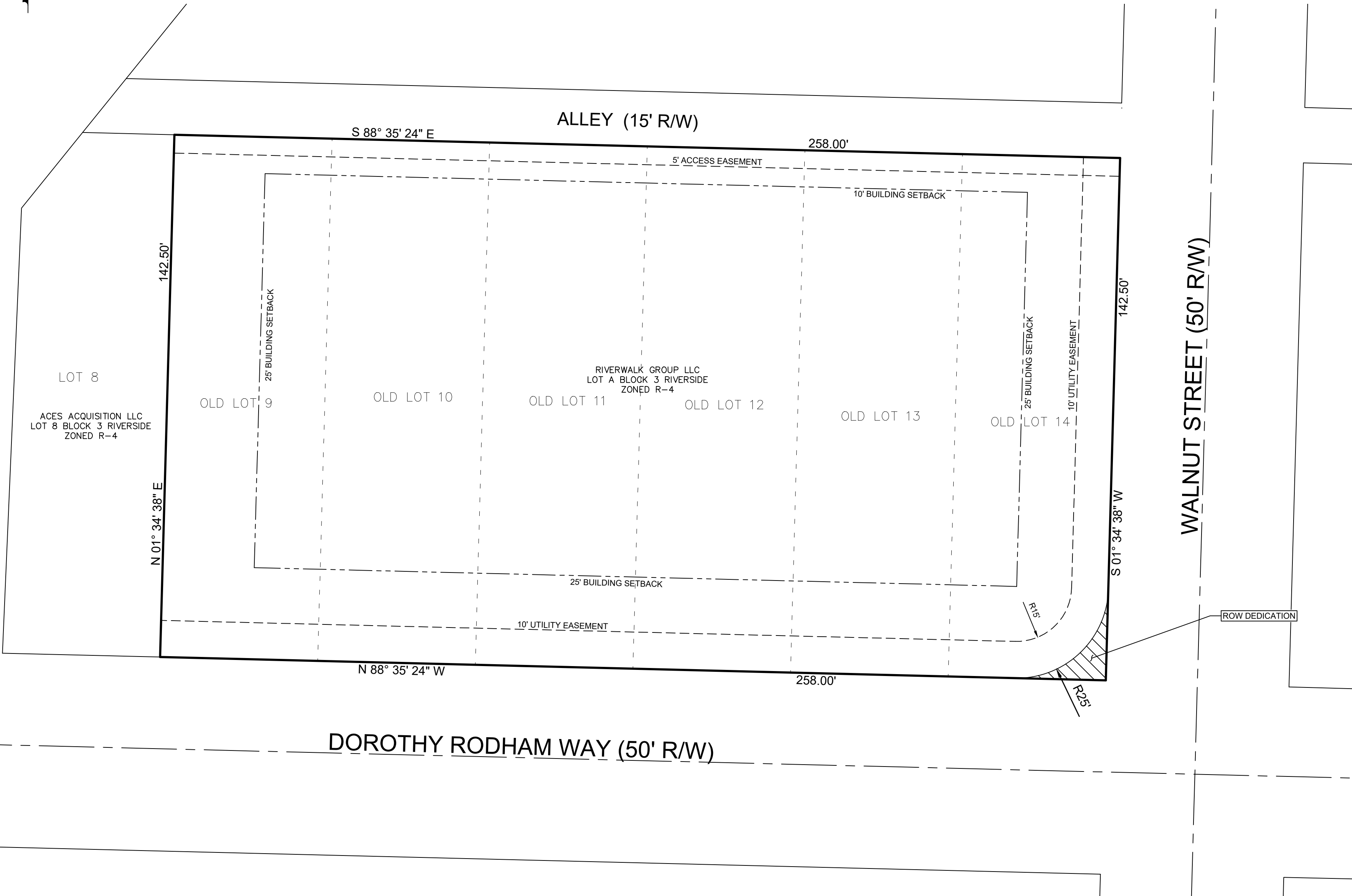
CERTIFICATE OF FINAL APPROVAL

PURSUANT TO THE NORTH LITTLE ROCK SUBDIVISION RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

DATE NORTH LITTLE ROCK PLANNING COMMISSION

OWNERS & SUBDIVIDERS:

RIVERWALK GROUP, LLC
PO BOX 928
BENTONVILLE, AR 72712



LEGEND

- SHOWS EXISTING STREETS
- SHOWS BUILDING LINE
- SHOWS PROPOSED EASEMENT
- SHOWS OLD LOT LINE

LEGAL DESCRIPTION

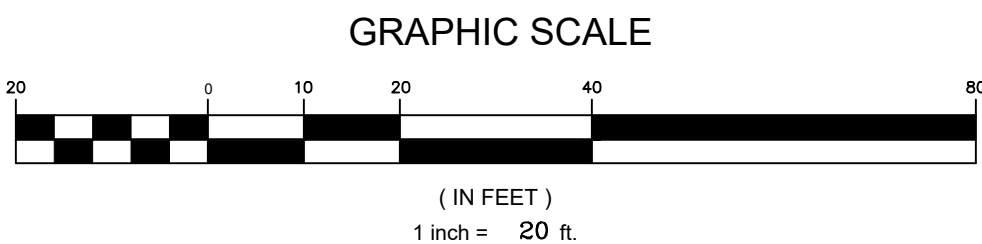
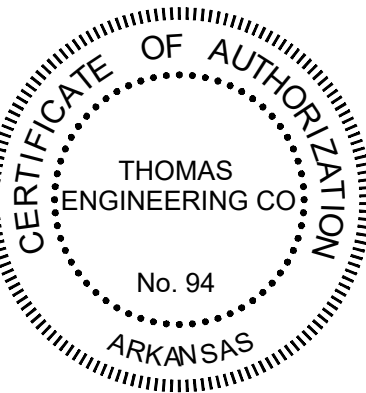
LOTS 9-14, BLOCK 3, RIVERSIDE ADDITION
CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS.

GENERAL NOTES

- THIS PLAT CONTAINS 36,765 SQUARE FEET OR 0.844 ACRES, MORE OR LESS. LOT A CONTAINS 36,631.78 SQUARE FEET OR 0.841 ACRES, MORE OR LESS.
- THIS PROPERTY IS ZONED R-4.
- THIS PLAT IS NOT SHOWN IN THE 100 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP No. 050182 0344 G, DATED JULY 6, 2015.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE, NORTH ZONE (ARDOT).
- SOURCE OF TITLE: INSTRUMENT #2021039060

PRELIMINARY
PLAT OF
LOT A, BLOCK 3,
RIVERSIDE ADDITION

(BEING A REPLAT OF LOTS 9 - 14,
BLOCK 3, RIVERSIDE ADDITION)
IN THE CITY OF NORTH LITTLE ROCK
PULASKI COUNTY, ARKANSAS





THOMAS
ENGINEERING
COMPANY

REPLAT OF
RIVERSIDE ADDITION
LOT A BLOCK 3
NORTH LITTLE ROCK, ARKANSAS

APPROVED JB	DRAWN BY	DATE 6/30/26	SHEET NO. 1
SCALE 1" = 20'			

3810 LOOKOUT ROAD, N. LITTLE ROCK, AR. 72116
TEL: 501-753-4463 FAX: 501-753-6814