



CINTAR INC.
ENGINEERS & CONSULTANTS

1667 E. Sutter Road
P.O. Box 478
Glenshaw, PA 15116

Main: (412) 753-1018
Fax: (412) 753-1089
Website: www.cintar.com

September 23, 2026

Gerald Dietrick
Cell: 412-298-3333
Fax: 412-753-1089
E-Mail: GDietrick@Cintar.com

Donna James, Assistant Planning Director
Planning Department
120 Main Street
North Little Rock, AR 72114

RE: Site Plan Review
Lot 2, Koppers Addition – ATUS Building
Koppers Company, Inc.

Donna James:

Please accept this letter to serve as our application for the above referenced submittal. We wish to have this project placed on the November 10, 2026 Planning Commission Meeting. We are requesting the site plan for Koppers ATUS Building be accepted.

Koppers, the owner, is requesting the site plan approval to permit construction of a new single story industrial building on the site. The location of the proposed building is within the plat reviewed and accepted by the Planning Commission for a previous building on this site on November 20, 2020. Because the proposed construction activity at the Koppers facility is considered a special construction site (i.e., construction activity that is greater than 4,000 square feet, but less than one acre), we understand that a Stormwater Detention Plan is not required. Koppers does maintain an up-to-date Stormwater Pollution Prevention Plan.

We understand that grading permits are only required when the activity meets threshold conditions, or an exemption applies. The Koppers site does not meet the threshold conditions, and no exemptions apply per the directions on the Grading and Land Alteration Permit Application form.

Donna James, Assistant Planning Commissioner
Koppers ATUS Building
Site Plan Review
September 23, 2026

Page 2

We have attached the completed Site Plan Review checklist and the Engineering Site Plan Review checklist. Also attached is the Storm Water Permit Application and the following drawings:

- Plat Of Lot 2, Koppers Addition City
- LNR-0761 Building Plan and Elevations
- LNR-0762 Building Elevations
- LNR-0763 Site Plan
- LNR-0764 Erosion and Sedimentation Plan
- LNR-0765 Erosion and Sedimentation Details

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

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

Sincerely,



Gerald Dietrick

Luke J. Sirinek
Mechanical Engineering Manager



Koppers Inc.
436 Seventh Avenue
Pittsburgh, PA 15219-1800
www.koppers.com
412-227-2764
SirinekLJ@Koppers.com

September 24, 2026

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

RE: Submittal for Site Plan Review
Koppers ATUS Building

Dear Donna James,

Please be advised that Koppers has requested Cintar make submittals to the North Little Rock Planning Commission on our behalf. These submittals are for the purpose of gaining site plan approval for a new single story industrial building at our existing facility at:

Koppers Inc.
2201 Edmonds Street
North Little Rock, Arkansas 72117

Sincerely,

A handwritten signature in blue ink, appearing to read "Luke J. Sirinek", is written over a light blue horizontal line.

Luke Sirinek, Senior Mechanical 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
- ☒ 2 (8) Letter of requests, stating any variance (one letter paper clipped to each set)
- ☒ 3 (8) Site Plan Review checklists (one checklist paper clipped to each set) (omission of any required items may cause postponement or refusal)
- ☒ 4 (1) CD - Letter, checklist, & drawings should be combined into one .pdf file (**not** all separate files)

Title Block to include:

- ☒ 5 Title "Site Plan Review"
- ☐ 6 Name of subdivision
- ☒ 7 Lot and block numbers
- ☒ 8 Date of drawing

Required Items on all Site Plan Review

- ☒ 9 Graphic scale
- ☒ 10 North arrow
- ☒ 11 Legal description
- ☒ 12 Vicinity map
- ☒ 13 Engineers / Surveyors name and address
- ☒ 14 Developers name and address
- ☒ 15 Owners name and address
- ☐ 16 Names of abutting subdivisions/owners
- ☒ 17 Street names
- ☒ 18 Street centerlines with right-of-way widths
- ☒ 19 Boundary lines with dimensions
- ☒ 20 Utility easements
- ☒ 21 Building setbacks
- ☒ 22 Section corners or other monuments

- ☒ 23 Zoning within and around plat
- ☒ 24 FEMA Panel Number with 100 year elevation
- ☒ 25 Flood Plain / wetlands contours
- ☒ 26 Area in acres on each lot
- ☐ 27 Sign location, edge 5' from property line
- ☐ 28 Screened dumpster location
- ☐ 29 Sidewalk location
- ☒ 30 Building outline with square footage
- ☐ 31 Street trees, 30' on center
- ☐ 32 Shade trees, 1 per 6 parking spaces
- ☐ 33 Required landscaping and buffers
- ☒ 34 First floor elevation
- ☐ 35 Concrete driveways in right-of-way
- ☒ 36 Nearest fire hydrant(s)
- ☒ 37 Water / sewer lines
- ☐ 38 Parking lot layout

Required Items if applicable:

- ☐ 39 Fire flow / water pressure
- ☒ 40 Finished grading plan
- ☒ 41 Municipal, County or Section lines
- ☐ 42 Phase map, if staging is planned
- ☐ 43 Storm water detention easement
- ☒ 44 Other easements _____
- ☐ 45 Hillside cut proposal
- ☐

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?

N/A

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

N/A

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?

N/A

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

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 252.

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?

N/A

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

No

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

No

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

N/A

If not, explain.

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

N/A

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

No

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

Yes

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).

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)

N/A

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

Yes

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

Yes

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

N/A

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?

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.

None

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.



A copy of this permit is required to be at the job site at all times

**City of North Little Rock
Engineering Department
Stormwater Permit Application # _____**

Applicant's Name: Koppers Inc. Phone: (501) 945-6414

Address: 2201 Edmonds Street
North Little Rock, AR 72117

Contractor's Name: (To Be Determined) Phone: _____

Address: _____

Permit Address: 2201 Edmonds Street
North Little Rock, AR 72117

Project Description and Commercial Business Name: Automatic Tie Unloading System (ATUS) - Koppers Inc.

- ☒ Level Lot ☐ Sloped Lot
☐ Drainage Channels near Site
☐ Drainage Easements Near
☐ Site in Flood Plain

All Commercial Projects must submit plans for City Engineer's review and approval

Permit Type	Fee
☐ Single Family Dwelling	\$35.00
☐ Multi-Family Dwelling (2 or more units)	\$50.00
☐ Commercial and Industrial Buildings (less than a 1/4 acre)	\$125.00
☒ Commercial and Industrial Buildings (1/4 to 1 acre)	\$150.00
☐ Commercial and Industrial Buildings (more than 1 acre)	\$200.00
☐ Commercial and Industrial Building Additions (less than 1 acre)	\$75.00
☐ Commercial and Industrial Building Additions (1 acre or more)	\$150.00
☐ Parking Lots (less than 1/4 acre)	\$35.00
☐ Parking Lots (1/4 to 1 acre)	\$75.00
☐ Parking Lots (more than 1 acre)	\$100.00
☐ Subdivisions (up to 5 lots)	\$75.00
☐ Subdivisions (6 – 20 lots)	\$125.00
☐ Subdivisions (21 lots or more)	\$150.00
☐ Other Activities that disturb less than or equal to 3 acres	\$75.00
☐ Other Activities that disturb more than 3 acres	\$125.00

Non-Compliance <u>per day</u> after Notice of Violation	\$100.00
Program Administrator Processing Fee per hour	\$50.00
Emergency Response for manpower and equipment cost	\$100.00 min.

Estimated Construction Duration: 90 Days

Area of Disturbance 0.7 acres

Applicant's Signature Chris Martin

Approving Official's Signature _____

Dated Signed 9/23/2024

Permit Expiration Date _____

KOPPERS ADDITION LOT 2.dwg

PLOTTED: 11/10/2020

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.

11/10/2020 *Shawn Sam*
DATE NORTH LITTLE ROCK PLANNING COMMISSION

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.

11/10/20 *John R. Pownall*
DATE JOHN R. POWNALL RLS 1215

CERTIFICATE OF ENGINEERING ACCURACY

I, THOMAS R. POWNALL, 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.

11/10/20 *Thomas R. Pownall*
DATE THOMAS R. POWNALL PE 11643

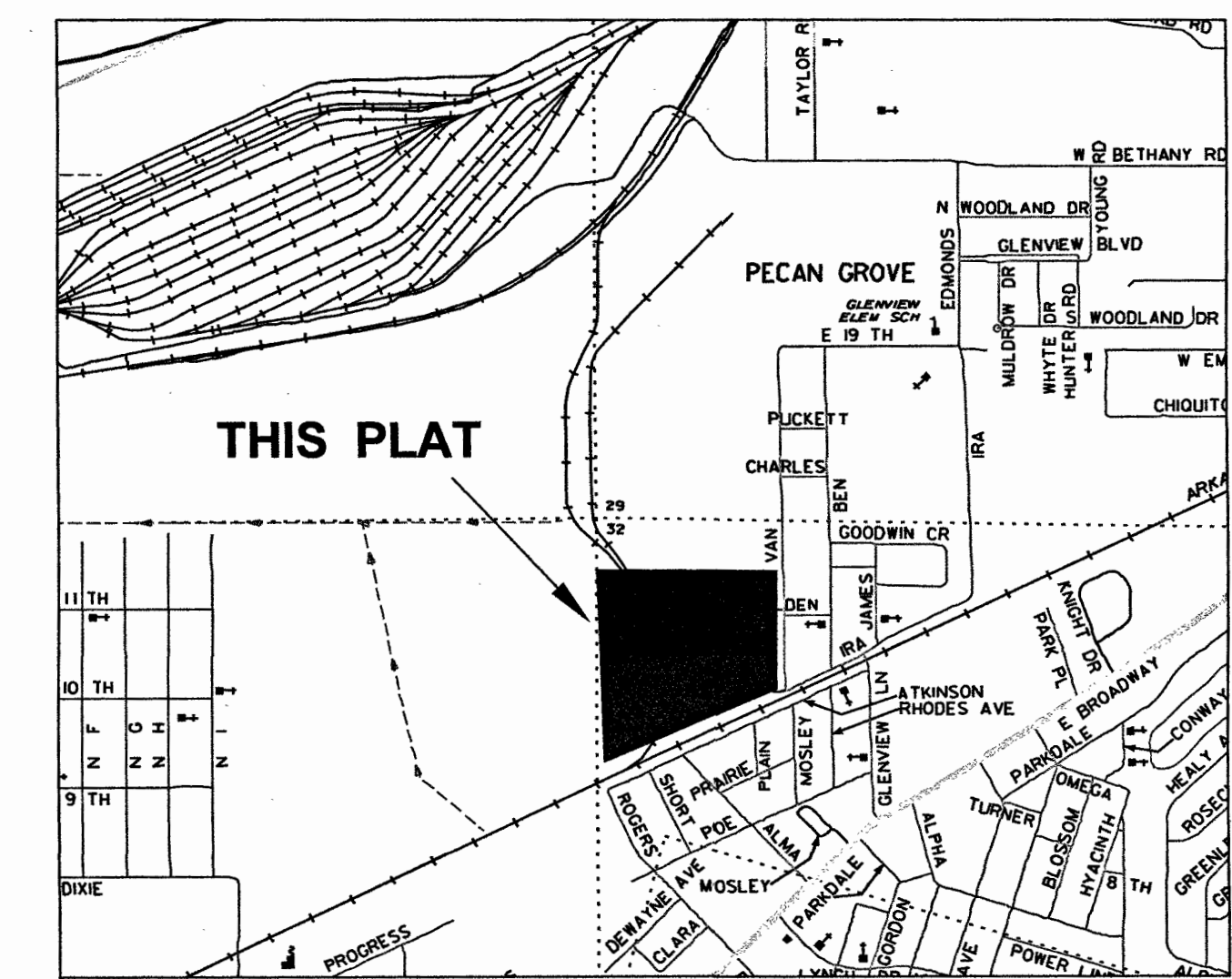
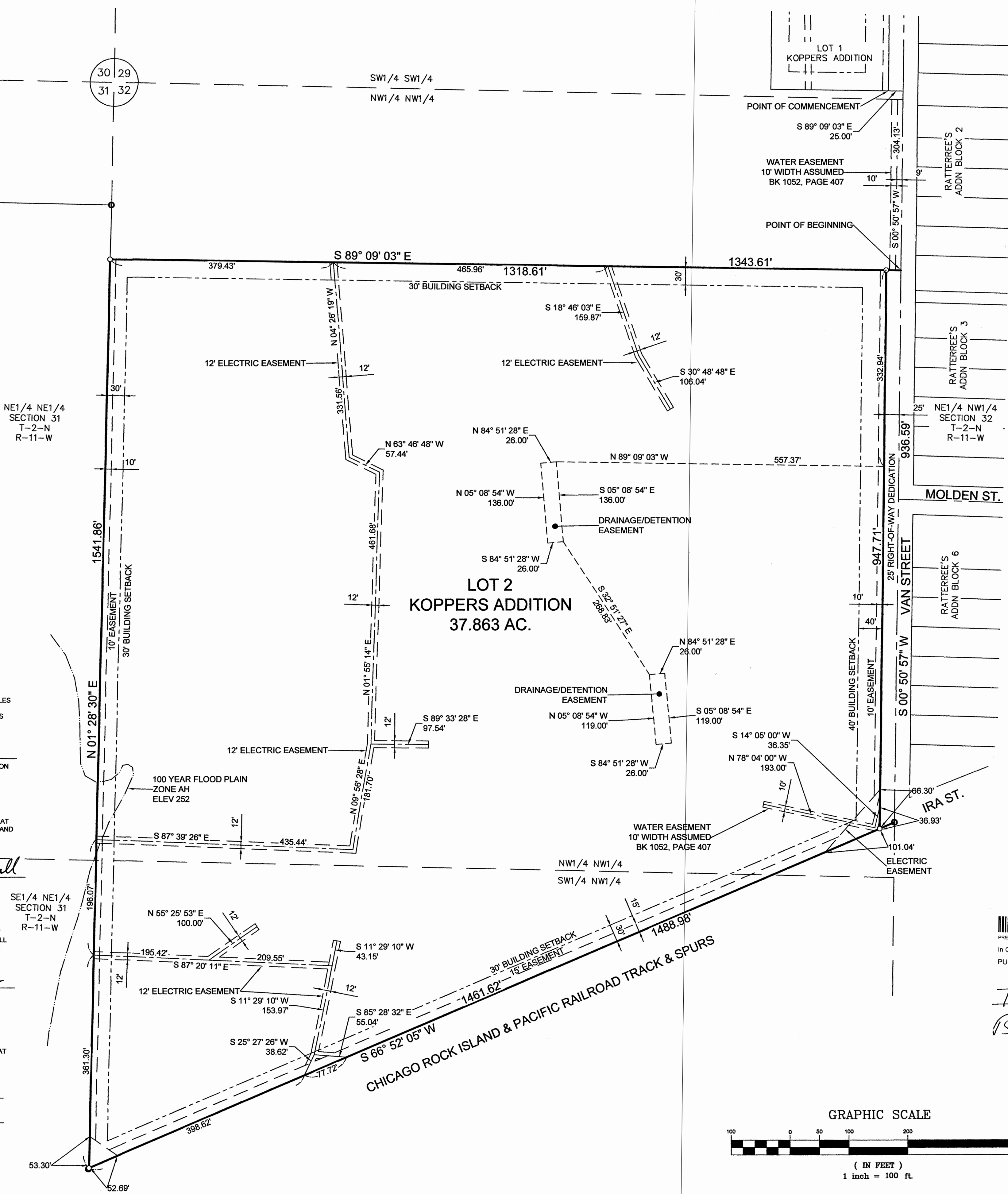
CERTIFICATE OF OWNER

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.

11/17/20 *Chris Martin*
DATE
Chris Martin
PRINTED NAME

OWNER & SUBDIVIDER:

KOPPERS INDUSTRIES, INC.
2201 EDMONDS STREET
NORTH LITTLE ROCK, AR 72117



LEGEND

- SHOWS EXISTING STREETS.
- SHOWS RIGHT-OF-WAY DEDICATED HEREON
- SHOWS BUILDING SETBACK LINE
- SHOWS SEWER, UTILITY AND DRAINAGE EASEMENT.
- SHOWS 1/4" PIPE WITH CAP PLS 1215
- SHOWS "PK" NAIL IN ASPHALT

GENERAL NOTES

1. PLAT CONTAINS 38.403 ACRES, MORE OR LESS.
2. THIS PROPERTY IS ZONED I-3.
3. A PORTION OF THIS PROPERTY IS SHOWN IN THE 100 YEAR FLOOD PLAIN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 05119C 0364G DATED JULY 6, 2015.
4. BASIS OF BEARINGS: PAGIS
5. LOT 1, KOPPERS ADDITION RECORDED BY INSTRUMENT #2016079938.

LEGAL DESCRIPTION

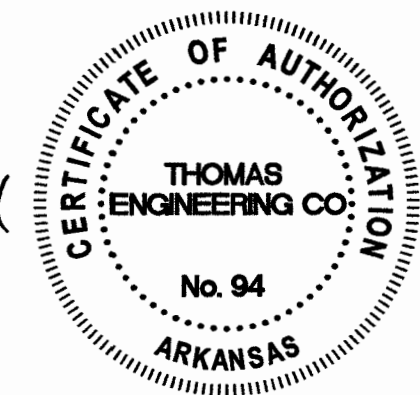
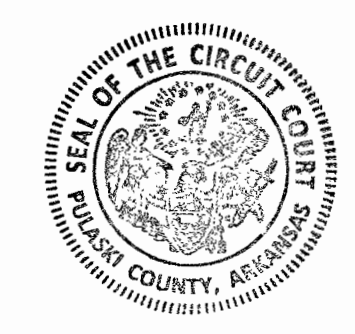
A TRACT OF LAND LYING IN THE W1/2 NW1/4, SECTION 32, TOWNSHIP 2 NORTH, RANGE 11 WEST, CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST LOT CORNER OF LOT 1, KOPPERS ADDITION; THENCE S 89° 09' 03" E FOR 25.00 FEET TO THE EAST LINE OF SW1/4 SW1/4, SECTION 29, TOWNSHIP 2 NORTH, RANGE 11 WEST; THENCE S 00° 50' 57" W ALONG SAID EAST LINE AND THE EAST LINE OF THE NW1/4 NW1/4, SECTION 32, TOWNSHIP 2 NORTH, RANGE 12 WEST FOR 304.13 FEET TO THE POINT OF BEGINNING; THENCE S 00° 50' 57" W ALONG THE EAST LINE OF SAID NW1/4 NW1/4 FOR 936.59 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD; THENCE S 66° 52' 05" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 1488.98 FEET TO THE WEST LINE OF SAID SECTION 32; THENCE N 01° 28' 30" E ALONG SAID WEST LINE FOR 1541.86 FEET; THENCE S 89° 09' 03" E FOR 1343.61 FEET TO THE POINT OF BEGINNING, CONTAINING 1,672,860 SQUARE FEET OR 38.404 ACRES, MORE OR LESS.

PLAT OF
LOT 2, KOPPERS ADDITION
AND DEDICATION OF VAN STREET
AS SHOWN HEREON
IN
THE CITY OF NORTH LITTLE ROCK
AND IN
W1/2 NW1/4, SECTION 32
TOWNSHIP 2 NORTH, RANGE 11 WEST
PULASKI COUNTY, ARKANSAS

2020077904
PRESENTED: 11-20-2020 08:30:03 AM RECORDED: 11-20-2020 08:30:03 AM
In Official Records of Terri Hollingsworth Circuit/County Clerk
PULASKI CO, AR FEE \$15.00

I HARO AMON
BYA # 2020077903
11-20-20



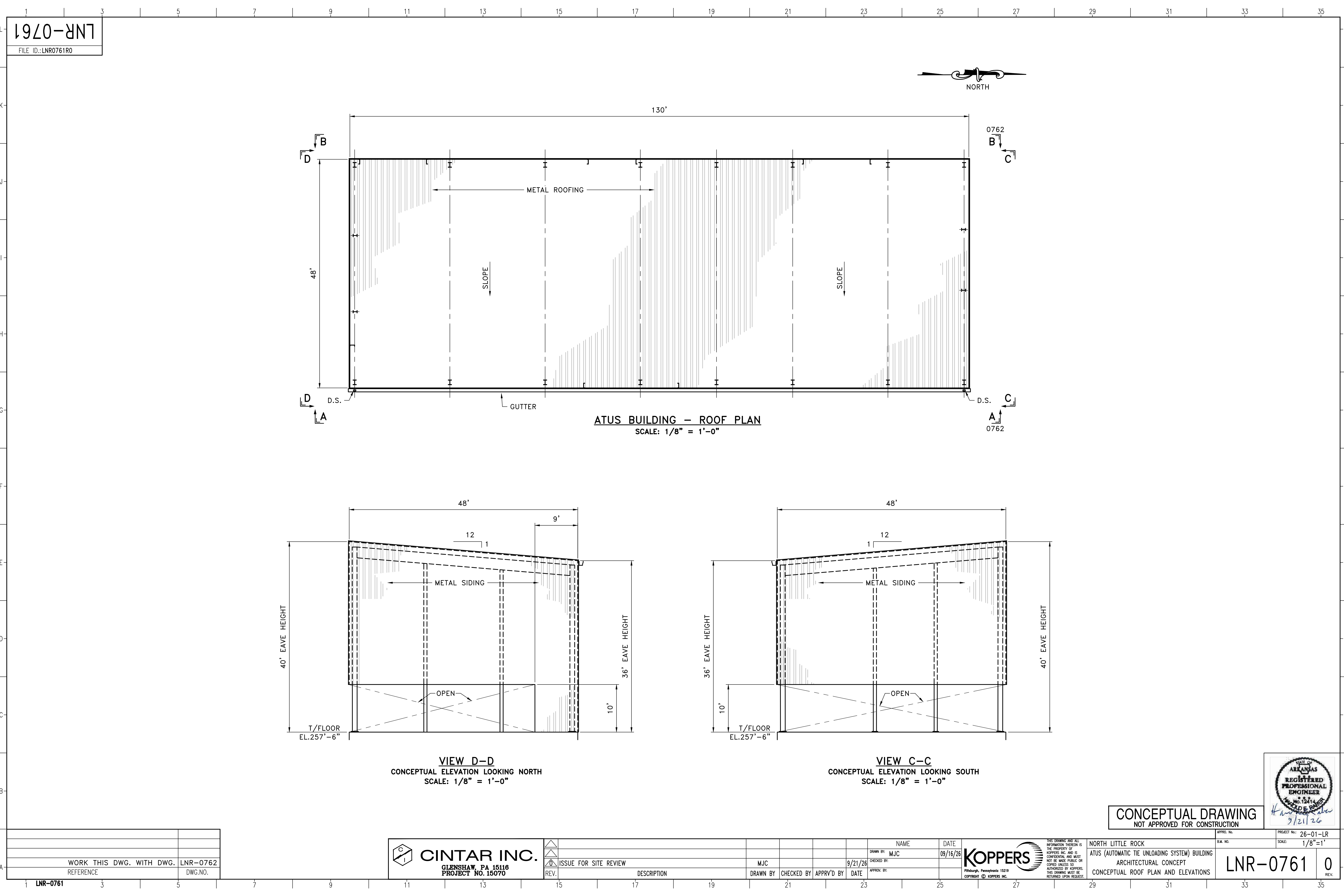
THOMAS
ENGINEERING
COMPANY

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

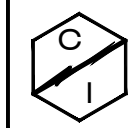
PLAT OF
LOT 2, KOPPERS ADDITION
CITY OF NORTH LITTLE ROCK,
PULASKI COUNTY, ARKANSAS

APPROVED	DRAWN BY TRP	DATE 11/9/20	SHEET NO. 1
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SCALE
1" = 100'



WORK THIS DWG. WITH DWG.	LNR-0762
REFERENCE	DWG.NO.



CINTAR INC.
GLENSHAW, PA 15116
PROJECT NO. 15070

REV.	△	ISSUE FOR SITE REVIEW	MJC					9/21/26	CHECKED BY:	NAME	DATE
		DESCRIPTION	DRAWN BY	CHECKED BY	APPR'D BY	DATE			APPROV. BY:		

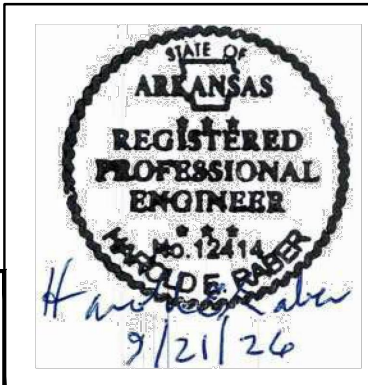


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Pittsburgh, Pennsylvania 15219
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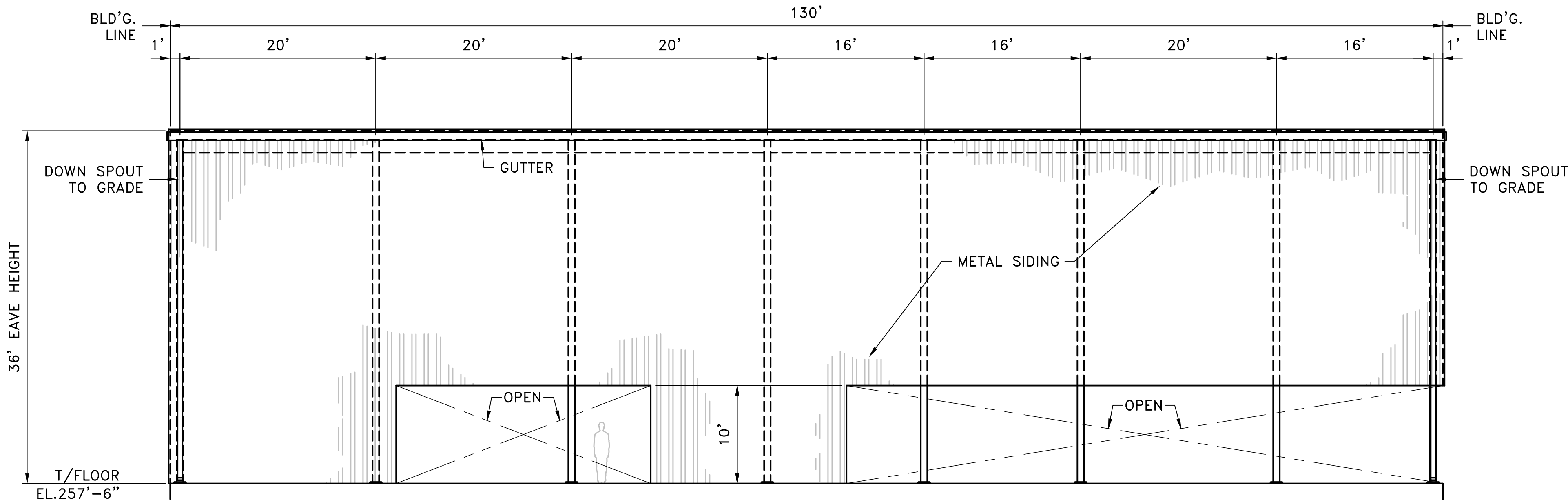
NORTH LITTLE ROCK	PROJECT No.: 26-01-LR
ATUS (AUTOMATIC TIE UNLOADING SYSTEM) BUILDING	B.M. NO.
ARCHITECTURAL CONCEPT	SCALE: 1/8"=1'
CONCEPTUAL ROOF PLAN AND ELEVATIONS	

LNR-0761	0
REV.	

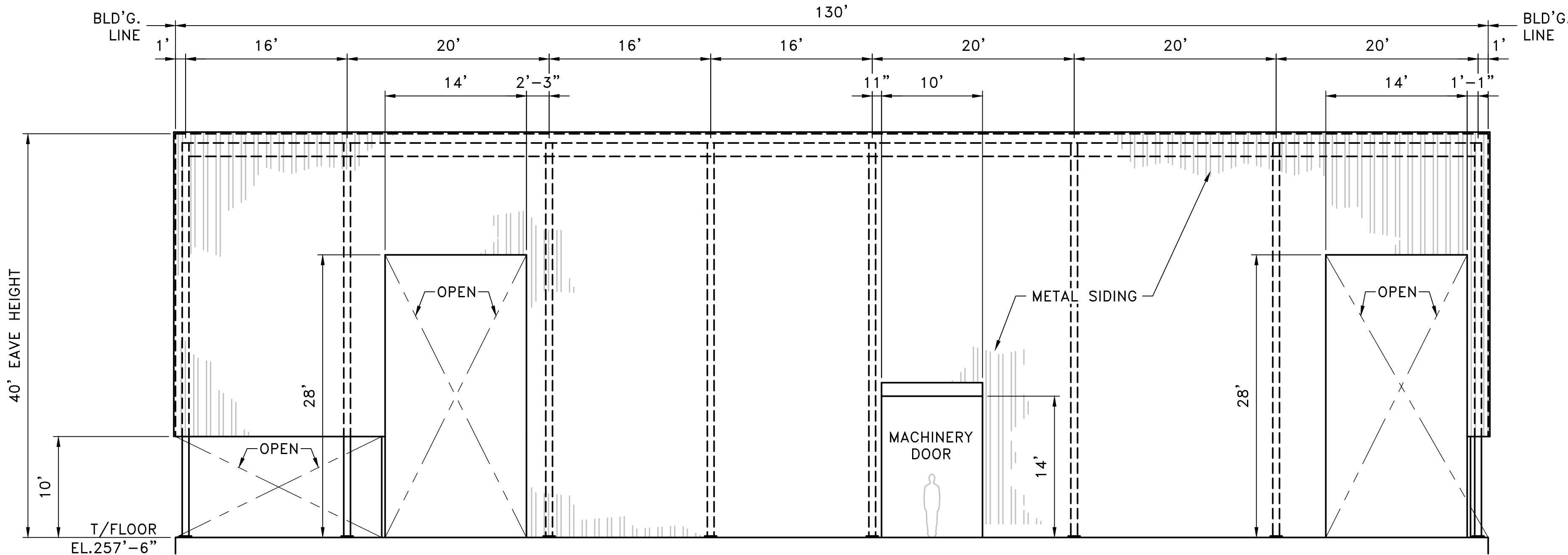


STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 12414
EXPIRES 12/31/26
Handwritten signature and date

CONCEPTUAL DRAWING
NOT APPROVED FOR CONSTRUCTION



VIEW A-A
CONCEPTUAL ELEVATION LOOKING WEST
SCALE: 1/8" = 1'-0"

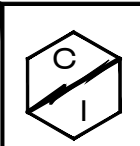


VIEW B-B
CONCEPTUAL ELEVATION LOOKING EAST
SCALE: 1/8" = 1'-0"

CONCEPTUAL DRAWING
NOT APPROVED FOR CONSTRUCTION



WORK THIS DWG. WITH DWG.	LNR-0761
REFERENCE	DWG.NO.



CINTAR INC.
GLENSHAW, PA 15116
PROJECT NO. 15070



ISSUE FOR SITE REVIEW
REV.

DESCRIPTION

DRAWN BY

CHECKED BY

APPR'V'D BY

DATE

NAME

DATE

CHECKED BY

DATE

APPROV. BY



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NORTH LITTLE ROCK
ATUS (AUTOMATIC TIE UNLOADING SYSTEM) BUILDING
ARCHITECTURAL CONCEPT
CONCEPTUAL ELEVATIONS

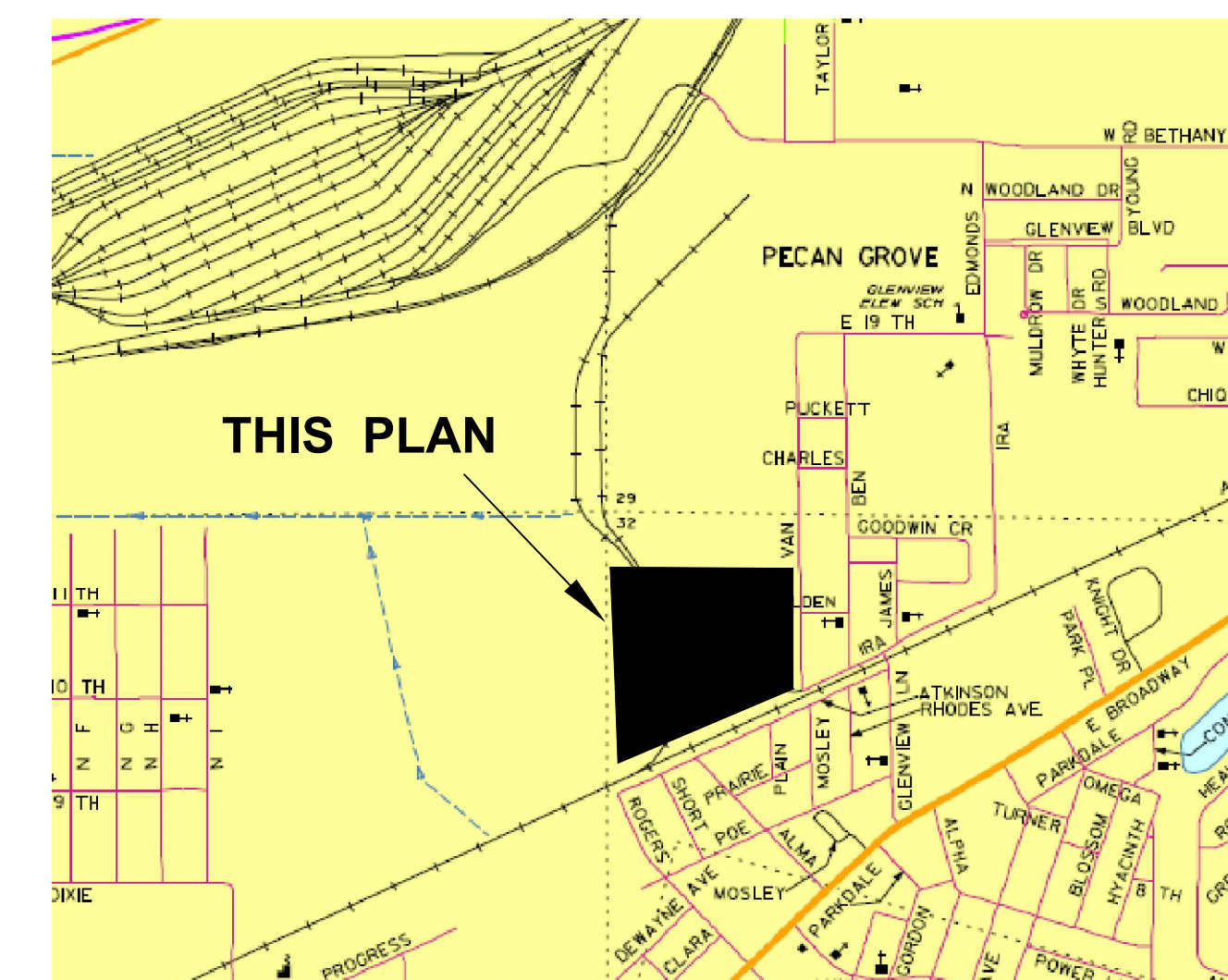
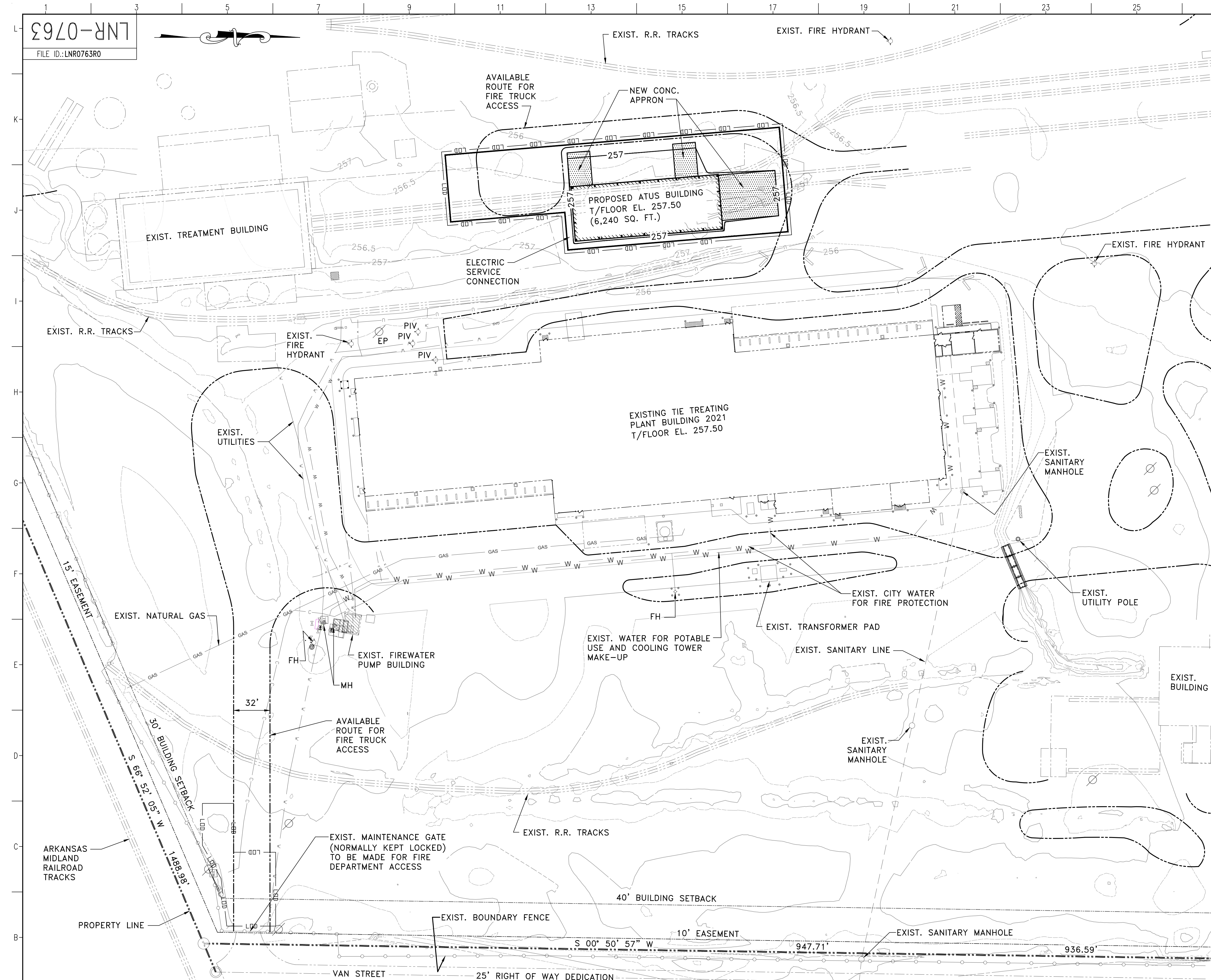
APPRO. No.

S.M. NO.

PROJECT No.: 26-01-LR
SCALE: 1/8"=1'

LNR-0762

0



VICINITY MAP

LEGEND

EXISTING SITE FACILITIES

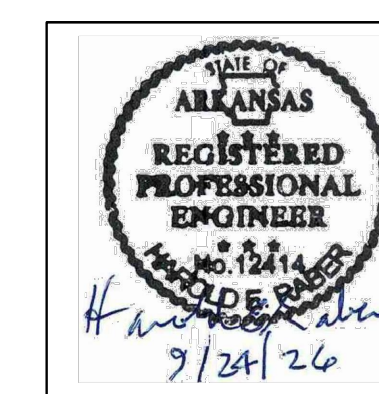
— C — C — C —	EXIST. COMMUNICATION
— U — U — U —	EXIST. UNKNOWN
— ST — ST —	EXIST. STORM LINE
— GAS —	EXIST. GAS LINE
— W — W —	EXIST. WATER LINE
-----	EXIST. SAN. LINE
—○—○—○—	EXIST. SITE FENCE
-----	EXIST. BURIED CONDUIT
-----	MAJOR CONTOUR
-----	MINOR CONTOUR
— - - - -	PROPERTY LINE
EP —	EXIST. ELECTRIC POLE
NG —	EXIST. NATURAL GAS LINE
CW —	EXIST. CITY WATER LINE
FH —	EXIST. FIRE HYDRANT
MH —	EXIST. MANHOLE
— LOD —	LIMITS OF DISTURBANCE (0.70 ACRES)

NOTES

- 1) KOPPERS MAINTAINS AN UP-TO-DATE SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
- 2) A COPY OF THE SWPPP WILL BE SUBMITTED TO NLRA PUBLIC WORKS DEPARTMENT PRIOR TO CONSTRUCTION FOR REVIEW.
- 3) BEST MANAGEMENT PRACTICES (BMPs) WILL BE USED TO REDUCE RUNOFF.
- 4) THE SWPPP WILL BE MAINTAINED ON-SITE DURING CONSTRUCTION, AND BMPs WILL BE INSPECTED BI-WEEKLY.
- 5) ALL UNNECESSARY BMPs WILL BE REMOVED AFTER FINAL SITE STABILIZATION.



FOR APPROVAL
NOT APPROVED FOR CONSTRUCTION



PROJECT No.:	26-01-1R
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SCALE: 1" = 40'-0"

LNR-0763

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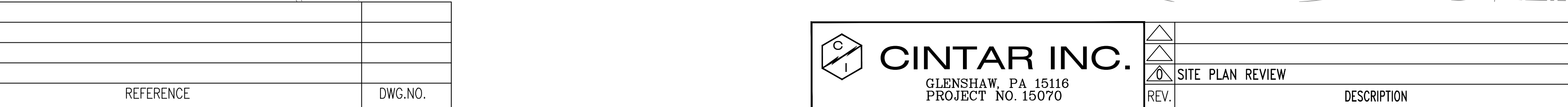
						NAME
						DRAWN BY: CAC
	SITE PLAN REVIEW	CAC	MJC	GMD	09/24/26	CHECKED BY:
REV.	DESCRIPTION	DRAWN BY	CHECKED BY	APPR'D BY	DATE	APPROV. BY:

KOPPERS
Pittsburgh, Pennsylvania 15219
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ALL N IS	NORTH LITTLE ROCK
JUST OR	ATUS (AUTOMATIC TIE UNLOADING SYSTEM) BUILDING
PERs. BE	GENERAL ARRANGEMENT PLAN
ECT	FOR BUILDING SETTING

B.M. NO.	SCALE: 1" = 40'-0"
LNR-0763	C RE



- | |
|--|
| NORTH LITTLE ROCK |
| ATUS (AUTOMATIC TIE UNLOADING SYSTEM) BUILDING |
| E&S PLAN & NOTES |
| FOR BUILDING SETTING |

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NORTH LITTLE ROCK
ATUS (AUTOMATIC TIE UNLOADING SYSTEM) BUILDING
E&S PLAN & NOTES
FOR BUILDING SETTING

APPRO. No.	PROJECT No.: 26-01-LR
B.M. NO.	SCALE: 1" = 40'-0"
LNR-0764	0 REV.

