

North Little Rock Planning Commission
January 14, 2025 - Agenda / Public Hearing 4:00 PM
City Council Chambers – 300 Main Street, NLR, AR 72114

Call to Order

- Roll Call
- Reminder to speak into the microphone

Administrative:

SU2024-19 a Special Use to allow a processing facility in an I2 zoning district @ 1600 Gregory Street -

Postponed

SD2024-80 1600 Gregory Street SPR @ 1600 Gregory St - **Postponed**

SD2025-04 Clendennin's Add Lots 1R – 5R Block 2 Replat @ 201 W 4th Street - **Withdrawn**

SU2025-01 a Special Use to allow an events center in a C6 zoning district @ 201 W 4th Street - **Withdrawn**

SU2024-21 a Special Use to allow a pawn shop in a C3 zoning district @ 2301 E Broadway - **Postponed**

Approval of Minutes: ▪ December 10, 2024

Planning Commission Hearing Items:

1. SD2025-01 Northshore Business Park Add Lot 8 SPR for new restaurant and putt-putt golf @ in the 5400 Block of Northshore Cove
2. SD2025-02 Clifton Corner Add Lots 1 & 2 Pre Plat and SPR @ 2323 E 8th Street
3. SD2025-03 Hemlock Add Lot 1 Replat @ 1001 Hemlock Street
4. SD2025-05 Barton's Addition Lot A Block 48 Replat and SPR @ in the 800 Block of N Olive Street
5. SD2025-06 Argenta Addition Lot B Block 48 Replat and SPR @ in the 700 Block of N Olive Street
6. SD2025-07 Ozark Candies and Nuts Addition Lots 1 & 2 Replat and SPR @ 6208 MacArthur Drive
7. SD2025-08 Oakley Trailer Shop SPR @ 200 Oakley Drive
8. SU2025-02 a Special Use to allow an events center in an I2 zoning district @ 305 Phillips Road

NLR PLANNING COMMISSION MEETING PROCEDURES

Public Hearings: The regularly scheduled meeting is held on the second Tuesday of each month at 4:00 PM in the City Council Chambers. All Planning Commission meetings are open to the public. Typical meetings begin with a roll call, approval of minutes, correspondence and staff reports, committee reports, unfinished business, new business, public comments and adjournment. Public hearings, zoning actions and special uses are typically the latter half of the meeting and follow development review items presented as summary recommendations of the Development Review Committee.

Voting: There are 9 Commissioners. A quorum consists of 6 members. "Robert's Rules of Order" apply unless the Commission has outlined alternative procedures. According to the current by-laws, all business must be approved by a minimum of 5 votes. A simple majority of those members present does not necessarily approve a motion.

1. No person shall address the Planning Commission without first being recognized by the Chair.
2. All questions and remarks shall be made from the podium and addressed through the Chair.
3. After being recognized, each person shall state their name and address for the record.
4. When a group of citizens is present to speak about an item, a spokesperson shall be selected by the group to address the Planning Commission. Each presentation by a spokesperson shall be limited to 3 minutes.
5. Anyone from a group may be recognized if they have something new or additional information to add to an item. This additional presentation shall be limited to 3 minutes.
6. Individual (not representing a citizen group) presentations shall be limited to 3 minutes.
7. All remarks shall be addressed to the Planning Commission as a whole and not to any individual member.
8. No person other than members of the Planning Commission and the person having the floor shall be permitted to enter into any discussion, either directly or through a member of the Planning Commission, without permission of the Chair.
9. Once the question is called for or a public hearing is closed, no person in the audience shall address the Planning Commission on the matter without first securing permission to do so by a majority vote of the Planning Commission.
10. Anyone wishing to submit exhibits for the record shall provide the clerk with copies for each Planning Commissioner, one for the record, and for the Planning Director.
11. Anyone wishing to read a statement into the record shall provide the secretary with a written copy of the statement.

**North Little Rock Planning Commission
Minute Summary
December 10, 2024**

Chairman Clifton called the meeting of the North Little Rock Planning Commission to order at 4:00 PM in the Council Chambers, City Hall, 300 Main Street, North Little Rock, AR. Roll-call found a quorum to be present; a quorum being six (6) members present.

Planning Commission Members Present:

Steve White, Vice-Chair
Emanuel Banks
Don Chambers
Charlie Foster
Junior Phillips
Renee Pierce
Edward Wallace

Members Absent:

Vandy Belasco
Norman Clifton, Chairman

Staff Present:

Marie Bernard-Miller, City Attorney
Shawn Spencer, Director of Planning
Donna James, Assistant Director of Planning

Commissioner Chambers made a motion to excuse those not present. A seconded was provided by Commissioner Wallace. By voice vote all members voted in favor of the motion, (7/0/2).

Approval of Minutes:

Commissioner Chambers made a motion to approve the November 12, 2024, minute summary as submitted. Commissioner Pierce provided a second to the motion. By voice vote, the Commission members voted unanimously in favor of the motion, (7/0/2).

Administrative:

Chairman White informed those present the following item would not be considered by the Commission and would be postponed to a later hearing date by the request of the applicant:

SU2024-19 a Special Use to allow a processing facility in an I2 zoning district @ 1600 Gregory Street and SD2024-80 1600 Gregory Street SPR @ 1600 Gregory St would not be considered by the Commission at this meeting due to the applicant's request for postponement.

Planning Commission Hearing Items – Development Review Committee & Public Hearings:

Mr. Jacob White was present representing the request. Commissioner Chambers stated the Design Review Committee reviewed the application, the applicant was agreeable to the conditions, and the Committee recommended approval conditioned upon:

1. SD2024-70 Lippincotts Lot B-RR Replat and SPR for building expansion @ 5401 MacArthur Dr

1. All new construction must meet the minimum rear yard setback. The rear yard setback is to be 20-feet. The drawing does not clearly indicate the rear yard setback adjacent to W Military Dr.
2. Engineering requirements on detention:
 - a. Pay the drainage in-lieu fee of \$5000/acre for the increase of impervious surfaces. (roof tops/parking)
3. Engineering requirements before the plat will be signed:
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond.
 - b. Street improvements must be approved by City Engineer and accepted by City Council.
4. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. If applicable, prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. If applicable, provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - e. If applicable, provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - f. If applicable, provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - h. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - i. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the

drop-down options of each cell, or chosen as “Other” (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.

5. Meet the requirements of the City Engineer, including:
 - a. If applicable, prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Provide a private Engineer’s letter stating that the gravel areas were designed to meet the 2012 Fire Code for supporting a fire truck.
 - c. If applicable, contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - d. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
6. Planning requirements before the plat will be signed:
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
7. Other Boards approvals required before applying for a building permit.
 - a. If required, provide approval from Board of Zoning Adjustment on setback variance.
8. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location. Dumpster is to have masonry screening on 3-sides and an opaque gate enclosure.
 - c. No fence is to be located in front of the building.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
9. Meet the requirements of the Master Street Plan.
10. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Any new site development must comply with the City’s minimal landscape and buffer ordinance requirements.
 - c. Provide street trees at a minimum rate 1 tree per 30 linear feet of property line adjacent to the street right-of-way.
 - i. Street trees are to be chosen from Section 7.5 of the North Little Rock zoning code Trees from Table B shall be spaced every thirty (30) feet to achieve the required number of trees; trees from Table C shall be spaced every twenty-five (25) feet; or trees from Table D shall be used if beneath overhead power lines and spaced every fifteen (15) feet.
 - ii. Provide a minimum of 7 trees adjacent to the Military Rd right-of-way.
 - d. All turf and plant material shall be irrigated by an automatic underground irrigation system and noted on the landscape plan.
 - e. Provide a landscape plan.

- f. Provide plant material legend graphically indicating the different plant materials. Provide plant material list and specifications indicating minimum plant material size at installation.
 - g. Any disturbed turf or groundcover shall be repaired before final acceptance of the project, show limits of work on landscape / site plan.
 - h. Landscape plans to be revised prior to the November 2024 Planning Commission Hearing.
11. Meet the following requirements concerning signage:
- a. All signs require a permit and separate review.
12. Meet the requirements of the Fire Marshal, including:
- a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. A Group F-1 fire area exceeding 12,000 square feet shall be equipped with an automatic fire sprinkler system. (Volume 2 Section 903.2.4)
 - ii. Group S-1 storage facilities with fire areas exceeding 12,000 square feet shall be equipped with an automatic fire sprinkler system. (Volume 2 Section 903.2.9)
 - iii. Fire barriers separating an occupancy into different fire areas shall have a fire resistance rating of not less than that indicated in Table 707.3.10. In this case a 3 hour fire barrier. (Volume 2 Table 707.3.10)
13. Meet the requirements of CAW, including:
- a. NO OBJECTIONS; All Central Arkansas Water requirements in effect at the time of request for water service must be met.
14. Meet the requirements of NLR Wastewater, including:
- a. Calculation of existing Sand/Oil Separator is required for additional service bays.
 - b. Please submit a full set of plans to NLRW for review and approval prior to construction.

Commissioner Wallace provided a second to the motion. By voice vote, the Commission voted unanimously for approval 7/0/2).

2. SD2024-77 Northshore Business Park Lot 4R, Blk 3, SPR @ 5120 Northshore Dr

Mr. Tim Daters was present representing the request. Commissioner Chambers stated the Design Review Committee reviewed the application, the applicant was agreeable to the conditions, and the Committee recommended approval conditioned upon:

- 1. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. If applicable, prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.

- c. If applicable, provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - e. If applicable, provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - f. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - g. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - h. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
2. Meet the requirements of the City Engineer, including:
- a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. If applicable, contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - d. All driveways are to be concrete within the ROW.
 - e. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
 - f. Street improvements must be approved by City Engineer and accepted by City Council.
3. Planning requirements before the plat will be signed:
- a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
4. Other Boards approvals required before applying for a building permit.
- a. Provide approved City Council ordinance abandoning the easement indicated on the plat.

5. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Dumpster to have masonry screening on 3 sides along with an opaque gate enclosure.
 - c. No fence is to be between the street right of way and the front of the building.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
6. Meet the requirements of the Master Street Plan.
7. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Any new site development must comply with the City's landscape and buffer ordinance requirements.
 - c. Provide a scaled landscape plan, graphically indicating plant material and locations, plant material legend noting the different plant materials, plant material list and specifications indicating minimum plant material size at installation.
 - i. Provide note on landscape plan stating all turf and plant material shall be irrigated by an automatic underground irrigation system.
 - d. Provide street trees at a minimum rate 1 tree per 30 linear feet of property line adjacent to the street right-of-way.
 - i. Street trees are to be chosen from Section 7.5 of the North Little Rock zoning code Trees from Table B shall be spaced every thirty (30) feet to achieve the required number of trees; trees from Table C shall be spaced every twenty-five (25) feet; or trees from Table D shall be used if beneath overhead power lines and spaced every fifteen (15) feet.
 - e. Provide a buffer/screening adjacent to the dissimilar land use to the east and south as defined by Section 7.2.4: Buffers between Dissimilar Uses.
 - i. The development of the C3 zoned property adjacent to the I2 zoned property to the east will require a half screen as defined by Section 7.3.2. Class Half Screens.
 - ii. Each side and rear yard buffer areas shall be five (5) percent of the lot width and depth. Buffer areas shall not be less than six (6) feet or greater than forty (40) feet.
 - iii. Trees from Table B or C shall be spaced every twenty (20) feet; or trees from Table D shall be used if beneath overhead power lines and spaced every twenty (20) feet.
 - iv. A six (6) foot tall, continuous opaque screen shall be provided. An opaque screen may include one (1) of the following: wall, fence, site grading, or plantings. The opaque screen must be opaque in all seasons. Fabric screening is not allowable.
 - f. Trees shall be planted at the rate of one (1) tree per six (6) parking spaces.
 - i. Trees ten (10) feet from the edge of parking area may serve for the parking lot shading requirements, but may not satisfy more than fifty (50) percent of the overall requirement for the parking lot or area.
 - ii. Parking lot trees are to be chosen from Table B or C, Section 7.5 of the North Little Rock zoning code, Table D shall be used if beneath overhead power lines.
 - g. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area.

- i. Only shrubs from the approved planting list will count toward this requirement, unless approved by the Planning Commission. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
- h. Wheel stops shall be required when parking areas abut sidewalks, landscaped areas or pedestrian areas. No portion of a vehicle shall encroach onto a sidewalk, landscaped area or pedestrian area.
- i. Landscape plans to be revised prior to the December 2024 Planning Commission Hearing.
- 8. Meet the following requirements concerning signage:
 - a. All signs require a permit and separate review.
- 9. Meet the requirements of the Fire Marshal, including:
 - a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. Occupancies meeting the definition of a High-Hazard due to the type and amount of hazardous materials stored that constitute a physical or health hazard shall be equipped throughout with a fire sprinkler system. (Volume 2 Section 903.2.5.1)
 - ii. Designation as a High-Hazard occupancy shall be based on the AFPC Volume 2 Section 307.
 - iii. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - iv. Fire Apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the building. (Volume 1 Section 503.1.1)
 - b. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
- 10. Meet the requirements of CAW, including:
 - a. Arkansas Water requirements in effect at the time of request for water service must be met.
 - b. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.
 - c. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
 - d. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas.
 - e. Execution of Customer Owned Line Agreement is required.
 - f. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester

licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.

- g. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required
11. Meet the requirements of NLR Wastewater, including:
- a. White Oak Connection fee applies. Payment of this fee is required prior to connection to NLRW's collection system.
 - b. Please submit a full set of plans to NLRW for review and approval prior to construction.

Commissioner Wallace provided a second to the motion. By voice vote, the Commission voted unanimously for approval 7/0/2).

3. SD2024-78 Rhodes Add Lot 1, SPR @ 308 Eureka Gardens Rd

Mr. Scott Foster was present representing the request. Commissioner Chambers stated the Design Review Committee reviewed the application, the applicant was agreeable to the conditions, and the Committee recommended approval conditioned upon:

1. Provide the proposed parking lot striping plan including the interior landscape islands.
2. Provide details of any proposed fencing; location, height, material.
3. Engineering requirements on detention:
 - a. Option to pay the drainage in-lieu of fee of \$5000/acre for the increase of impervious surfaces instead of providing onsite detention.
4. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. If applicable, prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. If applicable, provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - e. If applicable, provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City

Engineer.

- g. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - h. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - i. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
5. Meet the requirements of the City Engineer, including:
- a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - d. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - e. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
 - f. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
 - g. All driveways are to be concrete within the ROW.
 - h. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
 - i. Provide half of the required 60 foot right-of-way.
 - j. Street improvements must be approved by City Engineer and accepted by City Council.
6. Meet the requirements of Community Planning, including:
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. If a dumpster is added the dumpster is to have masonry screening on three sides along with an opaque gate enclosure.
 - c. All exterior lighting shall be shielded and not encroach onto neighboring properties.

7. Meet the requirements of the Master Street Plan, including:
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalks and curb to ADA standards and City standards.
 - b. Provide ½ street improvements.
8. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide street trees 30' on center.
 - d. Provide parking lot shade trees.
 - e. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
 - f. Provide a continuous screen of shrubs for any landscape strip adjacent to any parking area. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
 - g. Ground cover, grass, or mulch of shredded bark or stone shall be applied in all landscaped areas to reduce moisture loss and to improve the appearance of plantings near streets.
 - h. Provide 6 foot front yard landscape strip between property line and paving.
 - i. Provide 4 foot side yard landscape strip between property line and paving.
 - j. Provide buffer between dissimilar uses or zoning.
9. Meet the following requirements concerning signage:
 - a. All signs require a permit and separate review.
10. Meet the requirements of the Fire Marshal, including:
 - a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. Emergency lighting. (Volume 1 Section 1008)
 - ii. Approved exit signs. (Volume 1 Section 1013)
11. Meet the requirements of CAW, including:
 - a. Arkansas Water requirements in effect at the time of request for water service must be met.
12. Meet the requirements of NLR Wastewater, including:
 - a. Please add 15' exclusive sanitary sewer easement to all existing sanitary sewer lines within the parcel boundaries.

Commissioner Wallace provided a second to the motion. By voice vote, the Commission voted unanimously for approval 7/0/2).

4. SD2024-79 Eight Street Baptist Church Replat Lot 1, SPR @ 901 SA Jones Dr

Mr. Josh Minton was present representing the request. Commissioner Chambers stated the Design Review Committee reviewed the application, the applicant was agreeable to the conditions, and the Committee recommended approval conditioned upon:

1. Engineering requirements on detention:

- a. Pay the drainage in-lieu fee of \$5000/acre for the increase of impervious surfaces. (roof tops/parking)
2. Engineering requirements before the plat will be signed:
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond.
 - b. Provide half of the required 60 foot right-of-way.
 - c. Street improvements must be approved by City Engineer and accepted by City Council.
3. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. If applicable, prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. If applicable, provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - e. Provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - h. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - i. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
4. Meet the requirements of the City Engineer, including:

- a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
- b. Repair or replace existing sidewalk and curb to City Engineer's standards.
- c. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
- d. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
- e. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
- f. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
- g. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
- h. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
- i. All driveways are to be concrete within the ROW.
5. Planning requirements before the plat will be signed:
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - b. Provide 30-foot ROW dedication along 8th Street.
6. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Dumpster to have masonry screening on three sides along with an opaque gate enclosure.
 - c. No fence is to be located between the front property line and the front of the building.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
7. Meet the requirements of the Master Street Plan, including:
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalks and curb to ADA standards and City standards along the south side of SA Jones Dr.
 - b. Provide ½ street improvements.
8. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
 - c. Provide street trees at a minimum rate 1 tree per 30 linear feet of property line adjacent to the street right-of-way.
 - i. Street trees are to be chosen from Section 7.5 of the North Little Rock zoning code Trees from Table B shall be spaced every thirty (30) feet to achieve the required number of trees; trees from Table C shall be spaced every twenty-five (25) feet; or trees from Table D shall be used if beneath overhead power lines and spaced every fifteen (15) feet.
 - ii. Provide a minimum of 11 trees adjacent to the north side of the SA Jones right-of-way.

- iii. Provide a minimum of 5 trees adjacent to the south side of the SA Jones right-of-way.
- iv. Provide a minimum of 10 trees adjacent to the Hickory St right-of-way.
- v. Note: If redbuds are used adjacent to the street rights-of-way due to overhead power lines they are to be placed 15-feet on center requiring a minimum of 22 trees on the north side of SA Jones, 10 trees on the south side of SA Jones and 20 trees adjacent to the Hickory St
- vi. Note: Existing trees can be used to meet requirements if species, size, and location are noted on the landscape plan.
- d. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area.
 - i. Only shrubs from the approved planting list will count toward this requirement, unless approved by the Planning Commission. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
 - ii. Provide a minimum of 75 shrubs between the parking and the north SA Jones right-of-way.
 - iii. Provide a minimum of 30 shrubs between the parking and the south SA Jones right-of-way.
 - iv. Provide a minimum of 60 shrubs between the parking and the Hickory St right-of-way.
- e. Trees shall be planted at one (1) tree per six (6) parking spaces.
 - i. Trees ten (10) feet from the edge of parking area may serve for the parking lot shading requirements, but may not satisfy more than fifty (50) percent of the overall requirement for the parking lot or area.
 - ii. Parking lot trees are to be chosen from Table B or C, Section 7.5 of the North Little Rock zoning code, Table D shall be used if beneath overhead power lines.
 - iii. A minimum of 9 trees are required for the parking area on the north side of SA Jones Dr
 - iv. A minimum of 3 trees are required for the parking area on the south side of SA Jones Dr
- f. Provide a buffer/screening adjacent to the dissimilar land use to the east and south as defined by Section 7.2.4: Buffers between Dissimilar Uses.
 - i. The development of the parking area adjacent to the single family residence located on the south side of SA Jones Dr requires a full screen as defined by Section 7.3.1. Class Full Screens.
 - ii. Each side and rear yard buffer areas shall be five (5) percent of the lot width and depth. Buffer areas shall not be less than six (6) feet or greater than forty (40) feet.
 - iii. Trees from Section 7.5, Table B or C shall be spaced every twenty (20) feet; or trees from Table D shall be used if beneath overhead power lines and spaced every twenty (20) feet.
 - iv. An eight (8) foot tall, continuous opaque screen shall be provided. An opaque screen may include one (1) of the following: wall, fence, site grading, or

- plantings. No fence, wall and/or site grading is required with evergreen trees from Table E. The opaque screen must be opaque within 4 seasons.
- g. All turf and plant material shall be irrigated by an automatic underground irrigation system.
 - h. Ground cover shall be selected from Section 7.5 of the North Little Rock zoning code. Plant materials / turf from Table J, or mulch of shredded bark or stone shall be applied in all landscaped areas.
 - i. Wheel stops shall be required when parking areas abut sidewalks, landscaped areas or pedestrian areas. No portion of a vehicle shall encroach onto a sidewalk, landscaped area or pedestrian area.
 - j. Landscape plans to be revised prior to the December 2024 Planning Commission Hearing.
9. Meet the following requirements concerning signage:
- a. All signs require a permit and separate review.
10. Meet the requirements of the Fire Marshal, including:
- a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. An A-3 assembly occupancy with an occupant load of 300 or more, or where the fire area exceeds 12,000 square feet, shall be equipped with an automatic fire sprinkler system. (Volume 1 & 2 Section 903.2.1.3)
 - ii. An A-3 assembly occupancy with an occupant load of 300 or more shall be equipped with a fire alarm system meeting the requirements of the AFPC Section 907.2.1.
 - iii. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - iv. Fire Apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the building. (Volume 1 Section 503.1.1)
 - b. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
11. Meet the requirements of CAW, including:
- a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - b. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.
 - c. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
 - d. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line Agreement is required.
 - e. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water

(CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.

- f. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.
12. Meet the requirements of NLR Wastewater, including:
- a. Please add 15' exclusive sanitary sewer easement to all existing sanitary sewer lines within the parcel boundaries.
 - b. Please provide the intended use of the proposed addition.
 - c. The proposed development must locate and connect to the existing sewer service line within the parcel.
 - d. Grease interceptor with sampling manhole is required if food will be prepared.
 - e. Please submit a full set of plans to NLRW for review and approval prior to construction.

Commissioner Wallace provided a second to the motion. By voice vote, the Commission voted unanimously for approval 7/0/2).

5. SD2024-81 East McCain Business Park Add Lot 8A, Blk 2, SPR @ 4220 Richards Rd

Mr. Mark Rickett was present representing the request. Commissioner Chambers stated the Design Review Committee reviewed the application, the applicant was agreeable to the conditions, and the Committee recommended approval conditioned upon:

- 1. Engineering requirements on detention:
 - a. Pay the drainage in-lieu fee of \$5000/acre for the increase of impervious surfaces. (roof tops/parking)
- 2. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. If applicable, prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. If applicable, provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.

- e. Provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - f. Provide CNLR Floodplain Development Permit application to City Engineer.
 - g. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - h. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - i. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - j. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
3. Meet the requirements of the City Engineer, including:
- a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Repair or replace existing sidewalk and curb to City Engineer's standards.
 - c. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - d. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - e. If the proposed subdivision/development is located in a FEMA designated floodplain, the first floors of any building or house are to be a minimum of 1' above the 100-Year Base Flood Elevation (BFE). At the completion of the project, submit Elevation Certificate to City Engineer.
 - f. If the proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide a copy of FEMA approval to City Engineer.

- g. The future development proposed within the floodway cannot begin until an engineering study is conducted that shows the development will not cause the BFE to rise.
- h. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
- i. Driveways shall not be closer than 40' to adjoining streets or 10' from adjoining property lines.
- j. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
- k. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
- l. All driveways are to be concrete within the ROW.
- m. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
- n. Provide half of the required 60 foot right-of-way.
- o. Street improvements must be approved by City Engineer and accepted by City Council.
- 4. Other Boards approvals required before applying for a building permit.
 - a. Provide approval from Board of Zoning Adjustment allowing the reduced setback.
- 5. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location. Dumpster to have masonry screening on three sides along with an opaque gate enclosure.
 - c. No fence is to be located between the front property line and the building.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 6. Meet the requirements of the Master Street Plan, including:
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalks and curb to ADA standards and City standards.
 - b. Provide ½ street improvements.
- 7. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Any new site development must comply with the City's landscape and buffer ordinance requirements.
 - c. Provide street trees at a minimum rate 1 tree per 30 linear feet of property line adjacent to the street right-of-way.
 - i. Street trees are to be chosen from Section 7.5 of the North Little Rock zoning code Trees from Table B shall be spaced every thirty (30) feet to achieve the required number of trees; trees from Table C shall be spaced every twenty-five (25) feet; or trees from Table D shall be used if beneath overhead power lines and spaced every fifteen (15) feet.
 - ii. Provide a minimum of 5 trees adjacent to the E 43rd St right-of-way.
 - iii. Provide a minimum of 8 trees adjacent to the Richards Rd right-of-way.
 - d. Trees shall be planted at one (1) tree per six (6) parking spaces.
 - i. Trees ten (10) feet from the edge of parking area may serve for the parking lot shading requirements, but may not satisfy more than fifty (50) percent of the overall requirement for the parking lot or area.

- ii. Parking lot trees are to be chosen from Table B or C, Section 7.5 of the North Little Rock zoning code, Table D shall be used if beneath overhead power lines.
 - iii. Provide a minimum of 3 parking area trees.
 - e. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area.
 - i. Only shrubs from the approved planting list will count toward this requirement, unless approved by the Planning Commission. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
 - ii. Provide a minimum of 36 shrubs adjacent to the parking area.
 - f. Ground cover shall be selected from Section 7.5 of the North Little Rock zoning code. Plant materials / turf from Table J, or mulch of shredded bark or stone shall be applied in all landscaped areas.
 - g. All turf and plant material shall be irrigated by an automatic underground irrigation system.
 - h. Wheel stops shall be required when parking areas abut sidewalks, landscaped areas or pedestrian areas. No portion of a vehicle shall encroach onto a sidewalk, landscaped area or pedestrian area.
 - i. Landscape plans to be revised prior to the December 2024 Planning Commission Hearing.
8. Meet the following requirements concerning signage:
- a. All signs require a permit and separate review.
9. Meet the requirements of the Fire Marshal, including:
- a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. Emergency lighting. (Volume 1 Section 1008)
 - ii. Approved exit signs. (Volume 1 Section 1013)
10. Meet the requirements of CAW, including:
- a. Provide 15' utility easement for existing 10" DI main inside of the property line on the South East corner of the property.
11. Meet the requirements of NLR Wastewater, including:
- a. Please state the intended use of the proposed building.
 - b. Please submit a full set of plans to NLRW for review and approval prior to construction.

Commissioner Wallace provided a second to the motion. By voice vote, the Commission voted unanimously for approval 7/0/2).

8. SU2024-22 a Special Use to allow an events center in a C6 zoning district @ 112 Smarthouse Way

Mr. Thomas Pownall was present representing the request. Chairman White called the item and requested the applicant come forward to present the case. Mr. Pownall stated the request was a modification to a previously approved Special Use to allow an events center. He stated previously the parking was indicated away from the site. He stated the current request allowed the parking to be on a lot attached to the proposed events center.

Chairman White questioned if anyone in the audience had any questions or comments. There being none. He questioned if any of the Commissioners had any questions or comments. There being none he called for a roll call vote:

Banks	Yes	Belasco	Absent	Chambers	Yes
Foster	Yes	Phillips	Yes	Pierce	Yes
Wallace	Yes	White	Yes	Clifton	Absent

SU2024-22 was approved with (7) affirmative votes, (0) no votes and (2) absent

9. SD2024-82 Weiss Anderson Lot 5R Replat and SPR @ 112 Smarthouse Way

Mr. Thomas Pownall was present representing the request. Commissioner Chambers stated the Design Review Committee reviewed the application, the applicant was agreeable to the conditions, and the Committee recommended approval conditioned upon:

1. Efforts are to be made to connect the existing bike and pedestrian trail located along the river to the currently utilized trail connecting Riverfront Drive.
2. Engineering requirements on detention:
 - a. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention.
3. Engineering requirements before the plat will be signed:
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
 - b. Provide half of the required 50 foot right-of-way.
 - c. Street improvements must be approved by City Engineer and accepted by City Council.
4. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. If applicable, prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. If applicable, provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - e. If applicable, provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.

- g. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - h. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - i. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
5. Meet the requirements of the City Engineer, including:
- a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Repair or replace existing sidewalk and curb to City Engineer's standards.
 - c. Provide a private Engineer's letter stating that the gravel areas were designed to meet the 2012 Fire Code for supporting a fire truck.
 - d. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - e. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - f. All driveways are to be concrete within the ROW.
6. Planning requirements before the plat will be signed:
- a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
7. Other Boards approvals required before applying for a building permit.
- a. Provide approved City Council ordinance for the Special Use to allow the events center.
8. Meet the requirements of Community Planning, including:
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location. Dumpster to have masonry screening on 3 sides along with an opaque gate enclosure.
 - c. No fence is to be located between the front property line and the building.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.

9. Meet the requirements of the Master Street Plan, including:
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalks and curb to ADA standards and City standards.
 - b. Provide ½ street improvements.
10. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
 - c. Provide street trees at a minimum rate 1 tree per 30 linear feet of property line adjacent to the street right-of-way.
 - i. Street trees are to be chosen from Section 7.5 of the North Little Rock zoning code. Trees from Table B shall be spaced every thirty (30) feet to achieve the required number of trees; trees from Table C shall be spaced every twenty-five (25) feet; or trees from Table D shall be used if beneath overhead power lines and spaced every fifteen (15) feet.
 - ii. Provide a minimum of 4 trees adjacent to the Smart House Way right-of-way.
 - d. Trees shall be planted at one (1) tree per six (6) parking spaces.
 - i. Trees ten (10) feet from the edge of parking area may serve for the parking lot shading requirements, but may not satisfy more than fifty (50) percent of the overall requirement for the parking lot or area.
 - ii. Parking lot trees are to be chosen from Table B or C, Section 7.5 of the North Little Rock zoning code, Table D shall be used if beneath overhead power lines.
 - iii. Provide a minimum of 14 parking area trees. Locate a minimum of 7 trees within the parking area.
 - e. Provide a buffer/screening adjacent to the dissimilar land use to the east and south as defined by Section 7.2.4: Buffers between Dissimilar Uses.
 - i. The development of the C6 zoned parking area adjacent to the I2 zoned property to the north requires a full screen as defined by Section 7.3.1. Class Full Screens.
 - ii. Each side and rear yard buffer areas shall be five (5) percent of the lot width and depth. Buffer areas shall not be less than six (6) feet or greater than forty (40) feet.
 - iii. Trees from Section 7.5, Table B or C shall be spaced every twenty (20) feet; or trees from Table D shall be used if beneath overhead power lines and spaced every twenty (20) feet.
 - iv. An eight (8) foot tall, continuous opaque screen shall be provided. An opaque screen may include one (1) of the following: wall, fence, site grading, or plantings. No fence, wall and/or site grading is required with evergreen trees from Table E. The opaque screen must be opaque within 4 seasons.
 - f. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area.
 - i. Only shrubs from the approved planting list will count toward this requirement, unless approved by the Planning Commission. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.

- g. Ground cover shall be selected from Section 7.5 of the North Little Rock zoning code. Plant materials / turf from Table J, or mulch of shredded bark or stone shall be applied in all landscaped areas.
 - h. Wheel stops shall be required when parking areas abut sidewalks, landscaped areas or pedestrian areas. No portion of a vehicle shall encroach onto a sidewalk, landscaped area or pedestrian area.
 - i. Landscape plans to be revised prior to the December 2024 Planning Commission Hearing.
11. Meet the following requirements concerning signage:
- a. All signs require a permit and separate review.
12. Meet the requirements of the Fire Marshal, including:
- a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. Provide a fire safety and evacuation plan (Volume 1 Section 403, 404)
 - ii. Type A-2 occupancies with an occupant load of 100 or more require a sprinkler system. (Volume 1 Section 903.2.1.2)
 - iii. Type A-2 occupancies exceeding 5000 square feet require a sprinkler system. (Volume 1 Section 903.2.1.2)
 - iv. There shall be a fire hydrant within 400' of any portion the building if unsprinklered, within 600' if sprinklered. (Volume 1 Section 507.5.1)
 - v. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - vi. Fire Apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the building. (Volume 1 Section 503.1.1)
 - vii. Dead end roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4. (Volume 1 Appendix D103.4)
 - b. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
13. Meet the requirements of CAW, including:
- a. Provide 15' utility easement for ex. 8" D.I main on West side of 112 Smarthouse Way.
 - b. Provide 15' utility easement for ex. 8" C.I. main on South side of proposed parking lot.
 - c. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - d. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.
 - e. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
 - f. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly

must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.

- g. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.
14. Meet the requirements of NLR Wastewater, including:
- a. The proposed development must locate and connect to the existing sewer service line within the parcel.
 - b. Grease interceptor with sampling manhole is required if food will be prepared and sold.
 - c. Please submit a full set of plans to NLRW for review and approval prior to construction.

Commissioner Wallace provided a second to the motion. By voice vote, the Commission voted unanimously for approval 7/0/2).

10. SU2024-21 a Special Use to allow a pawn shop in a C3 zoning district @ 2301 E Broadway

The applicant was not present. The Commission provided a unanimous vote to postpone the item to the next available Commission hearing to allow the applicant to be present to present the case, (7/0/2)

12. RZ2024-24 a rezoning from R3 to C4 to allow future development of the property @ 4104 E Broadway St

Mr. Barrett Rogers representing Paul Tomlinson was present. Mr. Rogers stated the property was split zoned. He stated the request was to allow a single zoning for the property. He stated there were 2 empty lots between this property and any residential property. He stated the area was a commercial area. He stated the desire was too continue the C3 zoning on the property and get the property zoned uniformly.

Ms. Lidia Lee stated she questioned if Mr. Tomlinson actually owned the property. She stated her mother owned the property and after her death her sister signed to the property over to herself through a power of attorney.

Mr. Rogers stated the deed to the property was in Mr. Tomlinson's name and had been since 2016 through an estate action prepared in Lonoke County. He stated there had been no contest to the deed since 2016 and no quiet title action had been filed. He stated the property was deeded solely in Mr. Tomlinson's name.

Ms. Lee stated her family just recently found out the property was in Mr. Tomlinson's name and not in her sister's name. She stated the family was concerned if Mr. Tomlinson had rightful possession of the property.

There was limited discussion concerning the Planning Commissions role on the application before them. Ms. Miller stated the Commission was to act on the request before them and the listed rightful owner of the property. She stated any other action would need to be taken by Ms. Lee's family.

Chairman White questioned if there were any additional comments. There being none he called for a roll call vote:

Banks	Yes	Belasco	Absent	Chambers	Yes
Foster	Yes	Phillips	Yes	Pierce	Yes
Wallace	Yes	White	Yes	Clifton	Absent

RZ2024-24 was approved with (7) affirmative votes, (0) no votes and (2) absent

Public Comments/Adjournment:

Chairman White called for public comment. There being no further business before the Commission, and on a motion by Commissioner Chambers and seconded by Commissioner Wallace, and by consent of all members present (7/0/2), the meeting was adjourned at 4:16 pm. The next regularly scheduled Commission meeting is to be-held on Tuesday, January 14, 2025, at 4:00 pm in the City Council Chambers of City Hall, 300 Main Street, NLR, AR.

Respectfully Submitted:

Donna James, AICP

Assistant Director of Planning

Item #1

SD2025-01 Northshore Business Park Add Lot 8 SPR for new restaurant and putt-putt golf in the 5400 Block of Northshore Cove

1. Due to previously provided regional detention, on-site detention is not required.
2. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. If applicable, prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. If applicable, provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - e. Provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - h. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - i. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Built of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
3. Meet the requirements of the City Engineer, including:
 - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Repair or replace existing sidewalk and curb to City Engineer's standards.
 - c. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - d. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - e. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - f. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.

- g. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
 - h. All driveways are to be concrete within the ROW.
 - i. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond.
 - j. Street improvements must be approved by City Engineer and accepted by City Council.
- 4. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location. Dumpster to have masonry screening. If the dumpster is to be shared with the adjacent property please provide an easement along with a shared dumpster agreement.
 - c. Provide a shared parking and access agreement with the adjacent property.
 - d. No fence is to be located between the street property line and the front of the building.
 - e. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 5. Meet the requirements of the Master Street Plan.
- 6. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Any new site development must comply with the City's landscape and buffer ordinance requirements.
 - c. Provide a scaled landscape plan, graphically indicating plant material and locations, plant material legend noting the different plant materials, plant material list and specifications indicating minimum plant material size at installation.
 - i. Provide note on landscape plan stating all turf and plant material shall be irrigated by an automatic underground irrigation system.
 - d. Provide street trees at a minimum rate 1 tree per 30 linear feet of property line adjacent to the street right-of-way.
 - i. Street trees are to be chosen from Section 7.5 of the North Little Rock zoning code Trees from Table B shall be spaced every thirty (30) feet to achieve the required number of trees; trees from Table C shall be spaced every twenty-five (25) feet; or trees from Table D shall be used if beneath overhead power lines and spaced every fifteen (15) feet.
 - e. Trees shall be planted at the rate of one (1) tree per six (6) parking spaces.
 - i. Trees ten (10) feet from the edge of parking area may serve for the parking lot shading requirements, but may not satisfy more than fifty (50) percent of the overall requirement for the parking lot or area.
 - ii. Parking lot trees are to be chosen from Table B or C, Section 7.5 of the North Little Rock zoning code, Table D shall be used if beneath overhead power lines.
 - f. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area.
 - i. Only shrubs from the approved planting list will count toward this requirement, unless approved by the Planning Commission. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
 - g. Wheel stops shall be required when parking areas abut sidewalks, landscaped areas or pedestrian areas. No portion of a vehicle shall encroach onto a sidewalk, landscaped area or pedestrian area.
 - h. Landscape plans to be revised prior to the January 2024 Planning Commission Hearing.
- 7. Meet the following requirements concerning signage:
 - a. All signs require a permit and separate review.
- 8. Meet the requirements of the Fire Marshal, including:
 - a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:

- i. An, A-2 assembly occupancy with an occupant load of 100 or more shall be equipped with an automatic fire sprinkler system. This includes any areas under the roof. (Volume 2 Section 903.2.1.2, Section 202 *Area, Building*)
 - ii. Fire Apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the building. (Volume 1 Section 503.1.1)
 - iii. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - b. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
9. Meet the requirements of CAW, including:
- a. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - b. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
 - c. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.
 - d. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
 - e. Contact Central Arkansas Water regarding the size and location of the water meter.
 - f. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas.
 - g. Execution of Customer Owned Line Agreement is required.
 - h. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.
 - i. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.
10. Meet the requirements of NLR Wastewater, including:
- a. White Oak Connection fee applies. Payment of this fee is required prior to connection to NLRW's collection system.
 - b. Grease interceptor with sampling manhole is required.
 - c. A public main extension is required to serve proposed development.
 - d. Please submit a full set of plans to NLRW for review and approval prior to construction.

NORTHSHORE COVE (60' ROW)

EXISTING SEWER

EXISTING WATER

10' WATER ESMT.
TOP=258.17'
FL=252.95'

ARKANSAS STATE CHINA LABORATORY

EXISTING SIGN TO REMAIN

APPROX 6 PARKING SPACES

EXISTING GOLF DRIVING RANGE,
EXISTING PARKING = 35 SPACES

LOT 10, BLOCK 10
NORTHSHORE COVE
NORTH LITTLE ROCK, AR 72116

NOTES:

1. ADDRESS OF PROPERTY: NORTHSHORE COVE, NORTH LITTLE ROCK, AR 72116
2. BASE OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM NORTH ZONE, NAD 83
3. AREA OF PROPERTY: 81,349 S.F. / 1.8675 ACRES
4. ZONING OF PROPERTY: M-2
5. UTILITIES ARE SHOWN PER OBSERVED EVIDENCE TOGETHER WITH EXTRACT FROM PLANS OBTAINED FROM UTILITY COMPANIES. HOWEVER, FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DETERMINED.
6. OFF STREET PARKING: 4,705 SF
RESTAURANT (1 PER 100 SF REQ.) 4,705 SF (47 REQ.)
PARKING PROVIDED: 48 SPACES
7. THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY OR BUILDING OR BUILDING ADJACENT OBSERVED IN THE PROCESS OF CONDUCTING THE FELLOWSHIP.
8. THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY OR BUILDING OR BUILDING ADJACENT OBSERVED IN THE PROCESS OF CONDUCTING THE FELLOWSHIP.
9. NO WETLANDS MARKERS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FELLOWSHIP.

LEGAL DESCRIPTION

LOT 8, BLOCK 10, NORTHSHORE BUSINESS PARK SUBDIVISION, AN ADDITION TO THE CITY OF NORTH LITTLE ROCK, ARKANSAS, PARCEL #2021075971, RECORDS OF PULASKI COUNTY, ARKANSAS

FLOOD INFORMATION:

THIS PROPERTY IS SHOWN TO BE LOCATED WITHIN THE 100 YEAR FLOOD PLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF NORTH LITTLE ROCK, ARKANSAS, (FIRM NUMBER: 13040 BEAU VUE DR, LITTLE ROCK, AR 72203) DATED JULY 5, 2019.

OWNER/DEVELOPER:
BARNES FAMILY FOUNDATION
13940 BEAU VUE DR.
LITTLE ROCK, AR 72203



SCALE IN FEET
20' 10' 0' 20' 40' 60'

SITE PLAN REVIEW

LOT 8, BLOCK 10
NORTHSHORE BUSINESS PARK

AN ADDITION TO THE CITY OF NORTH LITTLE ROCK, ARKANSAS, PARCEL #2021075971, RECORDS OF PULASKI COUNTY, ARKANSAS

JOE WHITE & ASSOCIATES, INC.
CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING
21500 WILSON ROAD, SUITE 200
LITTLE ROCK, ARKANSAS 72203
PHONE (501) 221-4941

DATE: 11-25-24
PROJECT NUMBER: 24-378L
SCALE: 1" = 20'



VICINITY MAP
(1"=2000')

LEGEND

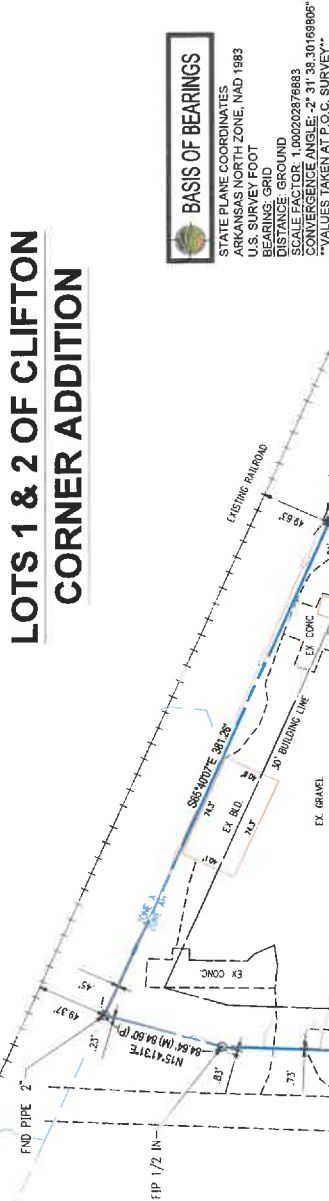
0	TOWN & SUB
1	SECTION 17' ROW PM
2	WATER VALVE
3	FIRE HYDRANT
4	WATER METER
5	ELECTRIC TRANSFORMER
6	ELECTRIC BOX
7	TELEPHONE BOX
8	TELEPHONE RISER
9	TELEPHONE SIGN
10	TELEPHONE RISER
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99	TELEPHONE SIGN
100	TELEPHONE RISER

1. On-site detention not required.
2. Engineering requirements before the plat will be signed:
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, street lights) or a performance bond.
 - b. Street improvements must be approved by City Engineer and accepted by City Council.
3. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. If applicable, prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. If applicable, provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - e. Provide CNLR Floodplain Development Permit application to City Engineer.
 - f. If applicable, provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - h. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - i. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Built of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
4. Meet the requirements of the City Engineer, including:
 - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.

- d. If the proposed subdivision/development is located in a FEMA designated floodplain, the first floors of any building or house are to be a minimum of 1' above the 100-Year Base Flood Elevation (BFE). At the completion of the project, submit Elevation Certificate to City Engineer.
- e. If the proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide a copy of FEMA approval to City Engineer.
- f. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
- g. All driveways are to be concrete within the ROW.
5. Planning requirements before the plat will be signed:
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - b. Provide ROW dedication along E 8th Street.
6. Provide approval from City Council for any waivers requested before applying for a building permit.
7. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location. Dumpster to have masonry screening on three sides and an opaque gate enclosure.
 - c. No fence is to be located between the property line and the front of the building.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
8. Meet the requirements of the Master Street Plan, including:
 - a. Provide ½ street improvements.
 - b. Provide ROW dedication.
9. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
 - c. Provide a scaled landscape plan, graphically indicating plant material and locations, plant material legend noting the different plant materials, plant material list and specifications indicating minimum plant material size at installation.
 - i. Provide note on landscape plan stating all turf and plant material shall be irrigated by an automatic underground irrigation system.
 - d. Provide street trees at a minimum rate 1 tree per 30 linear feet of property line adjacent to the street right-of-way.
 - i. Street trees are to be chosen from Section 7.5 of the North Little Rock zoning code Trees from Table B shall be spaced every thirty (30) feet to achieve the required number of trees; trees from Table C shall be spaced every twenty-five (25) feet; or trees from Table D shall be used if beneath overhead power lines and spaced every fifteen (15) feet.
 - e. Trees shall be planted at the rate of one (1) tree per six (6) parking spaces.
 - i. Trees ten (10) feet from the edge of parking area may serve for the parking lot shading requirements, but may not satisfy more than fifty (50) percent of the overall requirement for the parking lot or area.
 - ii. Parking lot trees are to be chosen from Table B or C, Section 7.5 of the North Little Rock zoning code, Table D shall be used if beneath overhead power lines.
 - f. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area.
 - i. Only shrubs from the approved planting list will count toward this requirement, unless approved by the Planning Commission. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.

- g. Wheel stops shall be required when parking areas abut sidewalks, landscaped areas or pedestrian areas. No portion of a vehicle shall encroach onto a sidewalk, landscaped area or pedestrian area.
10. Meet the following requirements concerning signage:
- a. All signs require a permit and separate review.
11. Meet the requirements of the Fire Marshal, including:
- a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. There shall be a fire hydrant within 400' of any portion the building if unsprinklered, within 600' if sprinklered. (Volume 1 Section 507.5.1)
 - ii. A group F-1 occupancy exceeding 2,500 square feet containing woodworking operations that generate sawdust shall be equipped with an automatic fire sprinkler system. (Volume 2 Section 903.2.4.1)
 - iii. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - iv. Fire Apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the building. (Volume 1 Section 503.1.1)
 - v. Gates securing fire apparatus access roads will have a minimum width of 20 feet. (Volume 1 Appendix D 103.5)
 - vi. Gates shall have an approved means of emergency operation. (Volume 1 Section 503.6)
 - b. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
12. Meet the requirements of CAW, including:
- a. Provide a 15' utility easement for the existing 3" PVC main on the south property line.
 - b. If development is planned CAW will need to perform Hydraulic analysis on the area and plans will need to be submitted to CAW for review.
 - c. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
13. Meet the requirements of NLR Wastewater.

LOTS 1 & 2 OF CLIFTON CORNER ADDITION



BASIS OF BEARINGS

STATE PLANE COORDINATES
ARKANSAS NORTH ZONE, NAD 1983
U.S. SURVEY FOOT
BEARING GRID
DISTANCE: GROUND
SCALE FACTOR: 1.00020276883
CONVERGENCE ANGLE: -2° 31' 33.0168906"
"VALUES TAKEN AT P.O.C. SURVEY"

LEGAL DESCRIPTION

LOT 1:
PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36,
TOWNSHIP 2 NORTH, RANGE 12 WEST, PULASKI COUNTY, ARKANSAS, AND BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT, SAID POINT BEING AT THE SOUTHEAST CORNER OF THE
SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE SOUTH
LINE THEREOF, N88°38'W A DISTANCE OF 295.17 FEET TO A FOUND REBAR;
THENCE LEAVING SAID SOUTH LINE, N2°29'07"E A DISTANCE OF 41.20 FEET TO A
POINT ON THE NORTHERLY RIGHT OF WAY OF EAST 8TH STREET; AND BEING THE
POINT OF BEGINNING, THENCE ALONG SAID RIGHT OF WAY, N88°15'00"E A DISTANCE
OF 398.17 FEET TO A FOUND REBAR, SAID POINT BEING AT THE SOUTHEAST CORNER OF
BUCKEYE LANE, THENCE ALONG SAID RIGHT OF WAY, N2°29'07"E A DISTANCE OF
398.17 FEET TO A FOUND REBAR, THENCE LEAVING SAID RIGHT OF WAY, N15°41'31"E
A DISTANCE OF 84.64 FEET TO A FOUND REBAR, SAID POINT BEING ON THE
SOUTHERLY RIGHT OF WAY OF AN EXISTING RAILROAD; THENCE ALONG SAID RIGHT
OF WAY, S65°40'07"E A DISTANCE OF 381.28 FEET TO A SET REBAR, THENCE LEAVING
SAID RIGHT OF WAY, S2°29'07"W A DISTANCE OF 323.91 FEET TO THE POINT OF
BEGINNING. SAID TRACT OF LAND CONTAINS 3.41 ACRES MORE OR LESS.

LOT 2:
PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36,
TOWNSHIP 2 NORTH, RANGE 12 WEST, PULASKI COUNTY, ARKANSAS, AND BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT, SAID POINT BEING AT THE SOUTHEAST CORNER OF THE
SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE EAST
LINE THEREOF, N0°09'37"E A DISTANCE OF 42.28 FEET TO A POINT ON THE
NORTHERLY RIGHT OF WAY OF EAST 8TH STREET; SAID POINT BEING THE POINT OF
BEGINNING, THENCE LEAVING SAID EAST LINE AND COMMENCING AT THE POINT
OF 323.91 FEET TO A SET REBAR, SAID POINT BEING ON THE SOUTHERLY RIGHT OF
WAY OF AN EXISTING RAILROAD; THENCE ALONG SAID RIGHT OF WAY, S65°40'07"E A
DISTANCE OF 305.80 FEET TO A POINT, SAID POINT BEING ON THE EAST LINE OF THE
SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THENCE ALONG SAID EAST
LINE, S0°09'37"E A DISTANCE OF 203.55 FEET TO THE POINT OF BEGINNING. SAID
TRACT OF LAND CONTAINS 1.75 ACRES MORE OR LESS.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY,
THE PROPERTY SHOWN ON THIS
SURVEY IS WITHIN ZONE AH
(ZONE AH ARE AREAS OF THE
SPECIAL FLOOD HAZARD
SUBJECT TO INUNDATION BY THE
1% ANNUAL CHANCE FLOOD
DETERMINED BY THE FLOOD
DAMAGE PREVENTION BOARD,
(ZONE X SHADDED AREAS OF
0.2% ANNUAL CHANCE FLOOD),
AND X ZONE X BEING AREAS
DETERMINED TO BE OUTSIDE
THE 0.2% ANNUAL CHANCE
FLOODPLAIN, ZONE X SHADDED
(ZONE X SHADDED ARE AREAS OF
0.2% ANNUAL CHANCE FLOOD),
AS PER FEMA MAP
COMMUNITY PANEL NUMBER
051190303839, DATED JULY 06,
2015, BASED UPON SURVEYORS'
INTERPRETATION OF THE
LOCATION OF THE FLOOD
HAZARD BOUNDARY LIMITS IN
RELATION TO THE PROPERTY
LIMITS.

LEGEND AS NOTED

- PROPERTY LINE
- EXISTING ASPHALT/CONCRETE GRAVEL
- EXISTING BUILDINGS
- CENTERLINE ROAD
- PROPOSED EASEMENT
- EXISTING LOTS
- EXISTING RIGHT OF WAY
- OVERHEAD ELECTRIC
- EXISTING WATER LINE
- FLOODPLAIN
- EXISTING SEWER
- CENTERLINE RAILROAD
- CHAIN LINK FENCE
- SET MONUMENT (1/2" REBAR WCAP)
- FOUND STONE (AS NOTED)
- FOUND IRON PIN (AS NOTED)
- CALCULATED POINT
- ✱ LIGHT POLE
- ⊗ ELECTRIC JUNCTION BOX
- ⊙ SANITARY SEWER MANHOLE
- ⊕ STORM MANHOLE OR INLET
- △ GAS MAIN
- WATER MAIN

CERTIFICATE OF RECORDING

THIS DOCUMENT, NUMBER _____ FILED FOR RECORD _____ 20____
AT _____ O'CLOCK _____ M.,
RECORDED _____ 20____ IN PLAT BOOK _____ PAGE _____
NAME _____ (SIGNED) _____
CLERK _____
FOR BILL OF ASSURANCE SEE DEED RECORD BOOK _____
PAGE _____

CERTIFICATE OF OWNER

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND
DESCRIBED HEREIN DO HEREBY CERTIFY THAT WE HAVE LAD OFF,
RECORDED AND SUBDIVIDED THE ABOVE DESCRIBED REAL ESTATE
SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.
DATE OF EXECUTION _____ (SIGNED) _____
CLIFTON FAMILY LLP
2333 EAST 8TH STREET
NORTH LITTLE ROCK, AR 72114-0000
SOURCE OF TITLE 201407126

CERTIFICATE OF FINAL PLAT 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 OF EXECUTION NAME _____ (SIGNED) _____
CHAIRMAN OR VICE-CHAIRMAN
NORTH LITTLE ROCK PLANNING COMMISSION

CERTIFICATE OF LAND SURVEYING ACCURACY

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME,
AND THAT ALL MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR
LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.
NICHOLAS B. TUCKER _____ (SIGNED)
DATE OF EXECUTION NAME _____
REGISTERED LAND SURVEYOR NO. 1755, ARKANSAS

STATE PLAT CODE: 500-02N-12W-0-36-130-60-1755



SITE PLAN LOTS 1 OF CLIFTON CORNER ADDITION

GENERAL SURVEY NOTES

1. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREIN. ONLY THE DOCUMENTS NOTED HEREIN WERE SUPPLIED BY THE SURVEYOR. THERE MAY BE OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.
2. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
3. THIS SURVEY MEETS OR EXCEEDS CURRENT ARKANSAS STATE MINIMUM STANDARDS FOR SURVEYS OF THIS TYPE.
4. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. EACH LOT IS TO BE, OR ALREADY IS, SERVICED BY NORTH LITTLE ROCK WASTEWATER.
6. WATER SERVICES ARE PROVIDED BY CENTRAL ARKANSAS WATER.
7. 30' BUILDING SETBACK LINE ALONG ALL LOT LINES UNLESS OTHERWISE NOTED.
8. PUBLIC ACCESS TO BUCKEYE LAKE AND EAST 8TH STREET, BOTH BEING 90' FOOT PUBLIC RIGHT OF WAYS.

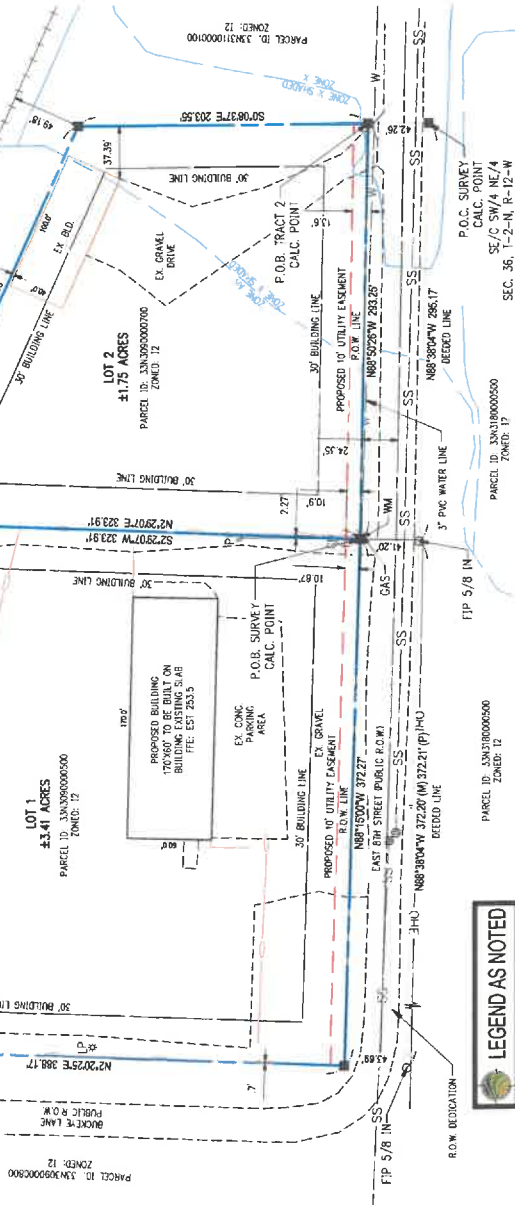
BASIS OF BEARINGS

STATE PLANE COORDINATES
ARKANSAS NORTH ZONE, NAD 1983
U.S. SURVEY FOOT
BEARING GRID
SCALE FACTOR: 1.0002876893
CONVERGENCE ANGLE: -2' 31.39" 301.69005"
"VALUES TAKEN AT P.O.C. SURVEY"

LEGAL DESCRIPTION

LOT 1:
PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 12 WEST, PULASKI COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT, SAID POINT BEING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE SOUTH LINE THEREOF, N88°38'04"W A DISTANCE OF 295.17 FEET TO A FOUND REBAR; THENCE LEAVING SAID SOUTH LINE, N2°29'07"E A DISTANCE OF 41.20 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF EAST 8TH STREET; AND BEING THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY, N88°15'00"E A DISTANCE OF 338.17 FEET TO A FOUND REBAR; THENCE ALONG SAID RIGHT OF WAY, N82°20'25"E A DISTANCE OF 388.17 FEET TO A FOUND REBAR; THENCE LEAVING SAID RIGHT OF WAY, N15°41'13"E A DISTANCE OF 84.64 FEET TO A FOUND REBAR; SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY OF AN EXISTING RAILROAD; THENCE ALONG SAID RIGHT OF WAY, S85°40'07"E A DISTANCE OF 381.26 FEET TO A SET REBAR; THENCE LEAVING SAID RIGHT OF WAY, S22°29'07"W A DISTANCE OF 323.81 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 3.41 ACRES MORE OR LESS.

LOT 2:
PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 12 WEST, PULASKI COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT, SAID POINT BEING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE EAST LINE THEREOF, N0°08'37"E A DISTANCE OF 42.26 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF EAST 8TH STREET; SAID POINT BEING THE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE AND ALONG SAID RIGHT OF WAY, N88°15'00"E A DISTANCE OF 338.17 FEET TO A FOUND REBAR; SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY OF AN EXISTING RAILROAD; THENCE ALONG SAID RIGHT OF WAY, S85°40'07"E A DISTANCE OF 305.80 FEET TO A POINT, SAID POINT BEING ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG SAID EAST LINE, S0°08'37"E A DISTANCE OF 203.55 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 1.75 ACRES MORE OR LESS.



FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN ON THIS SURVEY IS WITHIN ZONE AH (ZONE AH ARE AREAS OF THE SPECIAL FLOOD HAZARD SUBJECT TO INUNDATION BY THE WITH BASE FLOOD ELEVATIONS DETERMINED). ZONE X SHADDED (ZONE X SHADDED ARE AREAS OF 0.2% ANNUAL CHANCE FLOOD), AND X, ZONE X BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE X SHADDED (ZONE X SHADDED ARE AREAS OF 0.2% ANNUAL CHANCE FLOOD), AND X, ZONE X BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE X SHADDED (ZONE X SHADDED ARE AREAS OF 0.2% ANNUAL CHANCE FLOOD), AND X, ZONE X BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGEND AS NOTED

- PROPERTY LINE
- EXISTING ASPHALT/CONCRETE GRAVEL
- EXISTING BUILDINGS
- CENTERLINE ROAD
- PROPOSED EASEMENT
- EXISTING LOTS
- EXISTING RIGHT OF WAY
- OVERHEAD ELECTRIC
- EXISTING WATER LINE
- FLOODPLAIN
- EXISTING SEWER
- CENTERLINE RAILROAD
- CHAIN LINK FENCE
- SET MONUMENT (1/2" REBAR W/ CAP)
- FOUND STONE (AS NOTED)
- FOUND IRON PIN (AS NOTED)
- CALCULATED POINT
- LIGHT POLE
- ELECTRIC JUNCTION BOX
- SANITARY SEWER MANHOLE
- STORM MANHOLE OR INLET
- GAS MAIN
- WATER MAIN

CERTIFICATE OF RECORDING

THIS DOCUMENT, NUMBER _____ FILED FOR RECORD _____ AT _____ O'CLOCK _____ M. _____ IN PLAT BOOK _____ PAGE _____ RECORDED _____ IN PLAT BOOK _____ PAGE _____

CERTIFICATE OF OWNER

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAID OFF, PLATTED AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

CERTIFICATE OF FINAL PLAT 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.



SITE PLAN
PART OF THE SW/4 NE/4
SECTION 36, TOWNSHIP 2 NORTH, RANGE 12 WEST
CLIFTON FAMILY LLP
PREPARED FOR:
2323 EAST 8TH STREET
NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS



REVISION INFORMATION

1. GLO NOTES OF RECORD
2. GLO PLATS OF RECORD
3. SURVEY BY PS 1203, DATED 11/16/2000.

Item #3

SD2025-03 Hemlock Add Lot 1 Replat @ 1001 Hemlock Street

1. Allow existing building encroachments into the building setback.
2. Engineering requirements on detention:
 - a. Stormwater detention plan will be required during Site Plan Review process.
3. Engineering requirements before the plat will be signed:
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond.
 - b. Provide half of the required 40 foot right-of-way.
 - c. Street improvements must be approved by City Engineer and accepted by City Council.
4. Planning requirements before the plat will be signed:
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
5. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
6. Meet the requirements of the Master Street Plan, including:
 - a. Provide ½ street improvements.
7. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
8. Meet the following requirements concerning signage:
 - a. All signs require a permit and separate review.
9. Meet the requirements of the Fire Marshal.
10. Meet the requirements of CAW, including:
 - a. Provide 15' utility easement for existing 8" CI main inside of the property line on the west property line.
 - b. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
11. Meet the requirements of NLR Wastewater, including:
 - a. A public main extension is required to connect to public sanitary sewer.

GENERAL SURVEY NOTES

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	74.52'	271.00'	15°45'20"	N31° 02' 29" W	74.29'
C2	113.10'	442.18'	14°39'17"	N18° 51' 58" W	112.79'



GENERAL SURVEY NOTES

THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED. THE SURVEYOR, THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.

THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.

THIS SURVEY MEETS OR EXCEEDS CURRENT ARKANSAS STATE MINIMUM STANDARDS FOR SURVEYS OF THIS TYPE.

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

EACH LOT IS TO BE, OR ALREADY IS, SERVICED BY NORTH URTLY ROCK WASTEWATER

WATER SERVICES ARE PROVIDED BY CENTRAL ARKANSAS WATER.

30' BUILDING SETBACK LINE ALONG ALL LOT LINES UNLESS OTHERWISE NOTED.

PUBLIC ACCESS TO HEMLOCK STREET .50' FOOT PUBLIC RIGHTS OF WAY.

LOT 4:
PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER,
AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST
QUARTER, ALL IN SECTION 36, TOWNSHIP 2 NORTH, RANGE 12 WEST,
PULASKI COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

[illegible]

STATE PLANE COORDINATES
ARKANSAS NORTH ZONE, NAD 1983
U.S. SURVEY FOOT
BEARING GRID
DISTANCE: GROUND
SCALE FACTOR: 1.000202876683
CONVERGENCE ANGLE: -2° 31' 38.301"
VALUES TAKEN AT P.O.C. SURVEY

BY GRAPHIC PLOTTING ONLY. THE PROPERTY SHOWN ON THIS SURVEY IS WITHIN THE SPECIAL FLOOD HAZARD ZONE. THE SPECIAL FLOOD HAZARD ZONE IS SHOWN BY A DOTTED LINE. THE SPECIAL FLOOD HAZARD ZONE X SHOWN BY A SHADY AREA IS AREAS OF 0.2% ANNUAL CHANCE FLOOD, AND ZONE A/H ZONE X ARE AREAS OF THE SPECIAL FLOOD HAZARD SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED BY THE FEMA FLOOD HAZARD SURVEYOR'S INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES.

EXISTING BUILDINGS
EDGE ASPHALT
BUILDING SETBACK
EXISTING DEED LINES
CENTERLINE ROAD
PLUS SECTION LINES
EXISTING LOTS
CENTERLINE ROAD
OVERHEAD ELECTRIC
EXISTING WATER LINE
FLOODPLAIN
CENTERLINE RAILROAD
CHAIN LINK FENCE

- SET MONUMENT (1/2" REBAR W/ CAP)
- FOUND STONE (AS NOTED)
- FOUND IRON PIN (AS NOTED)
- CALCULATED POINT
- ✱ LIGHT POLE
- Ⓢ ELECTRIC JUNCTION BOX
- Ⓢ SANITARY SEWER MANHOLE
- Ⓢ STORM MANHOLE OR INLET

CERTIFICATE OF RECORDING

THIS DOCUMENT, NUMBER _____ FILED FOR RECORD _____ 20____
AT _____ O'CLOCK _____ M.
RECORDED _____ 20____ IN PLAT BOOK _____ PAGE _____

NAME _____ (SIGNED) _____
CLERK _____
FOR BILL OF ASSURANCE SEE DEED RECORD BOOK
PAGE _____

CERTIFICATE OF OWNER

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAYOFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

(SIGNED)

DATE OF EXECUTION
VANCE BROTHERS INC
001 HEMLOCK STREET
NORTH LITTLE ROCK, AR 72114-0000
SOURCE OF TITLE: 98-019653, 2008-085271, 2008-085272

STATE PLAT CODE: 500-02N-12W-0-36-104-60-1755

Item #4

SD2025-05 Barton's Addition Lot A, Block 48 Replat and SPR in the 800 Block of N Olive Street

1. Engineering requirements on detention:
 - a. Pay the drainage in-lieu fee of \$5000/acre for the increase of impervious surfaces. (roof tops/parking)
2. Engineering requirements before the plat will be signed:
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond.
 - b. Provide half of the required 60 foot right-of-way.
 - c. Street improvements must be approved by City Engineer and accepted by City Council.
3. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. If applicable, prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. If applicable, provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - e. Provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - f. Provide CNLR Floodplain Development Permit application to City Engineer.
 - g. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - h. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - i. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - j. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
4. Meet the requirements of the City Engineer, including:
 - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.

- b. Repair or replace existing sidewalk and curb to City Engineer's standards.
 - c. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - d. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - e. If the proposed subdivision/development is located in a FEMA designated floodplain, the first floors of any building or house are to be a minimum of 1' above the 100-Year Base Flood Elevation (BFE). At the completion of the project, submit Elevation Certificate to City Engineer.
 - f. If the proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide a copy of FEMA approval to City Engineer.
 - g. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - h. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
 - i. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
 - j. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
 - k. All driveways are to be concrete within the ROW.
5. Planning requirements before the plat will be signed:
- a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
6. Meet the requirements of Community Planning, including:
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Dumpster to have masonry screening.
 - c. No fence is to be located between the front property and the front of the building.
7. Meet the requirements of the Master Street Plan, including:
- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalks and curb to ADA standards and City standards.
 - b. Provide ½ street improvements.
8. Meet the requirements of the Screening and Landscaping ordinance, including:
- a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
 - c. Provide street trees at a minimum rate 1 tree per 30 linear feet of property line adjacent to the street right-of-way.
 - i. Street trees are to be chosen from Section 7.5 of the North Little Rock zoning code. Trees from Table B shall be spaced every thirty (30) feet to achieve the required number of trees; trees from Table C shall be spaced every twenty-five (25) feet; or trees from Table D shall be used if beneath overhead power lines and spaced every fifteen (15) feet.
 - d. Trees shall be planted at one (1) tree per six (6) parking spaces.

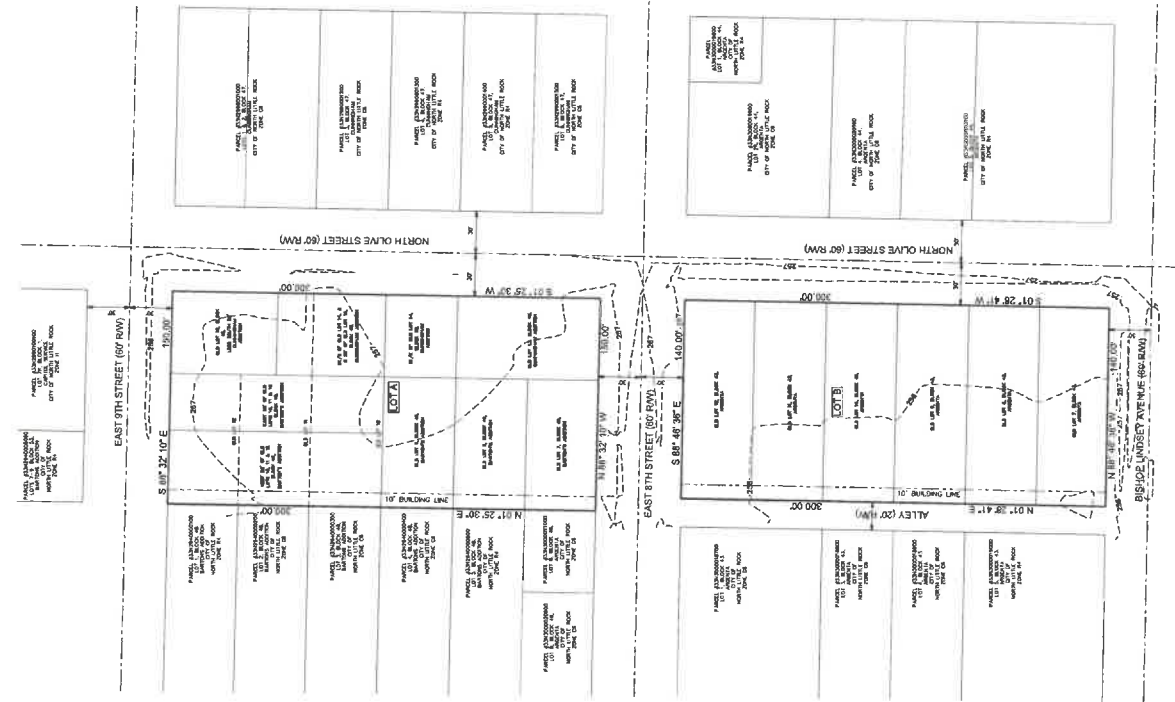
- i. Trees ten (10) feet from the edge of parking area may serve for the parking lot shading requirements, but may not satisfy more than fifty (50) percent of the overall requirement for the parking lot or area.
 - ii. Parking lot trees are to be chosen from Table B or C, Section 7.5 of the North Little Rock zoning code, Table D shall be used if beneath overhead power lines.
 - e. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area.
 - i. Only shrubs from the approved planting list will count toward this requirement, unless approved by the Planning Commission. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
 - f. Ground cover shall be selected from Section 7.5 of the North Little Rock zoning code. Plant materials / turf from Table J, or mulch of shredded bark or stone shall be applied in all landscaped areas.
 - g. Wheel stops shall be required when parking areas abut sidewalks, landscaped areas or pedestrian areas. No portion of a vehicle shall encroach onto a sidewalk, landscaped area or pedestrian area.
 - h. Provide note on landscape plan stating all turf and plant material shall be irrigated by an automatic underground irrigation system
- 9. Meet the following requirements concerning signage:
 - a. All signs require a permit and separate review.
- 10. Meet the requirements of the Fire Marshal, including:
 - a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. An automatic sprinkler system shall be provided throughout all buildings with a group R fire area. (Volume 2 Section 903.2.8)
 - ii. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - iii. Fire Apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the building. (Volume 1 Section 503.1.1)
 - iv. Gates securing fire apparatus access roads will have a minimum width of 20 feet. (Volume 1 Appendix D 103.5)
 - v. Gates shall have an approved means of emergency operation. (Volume 1 Section 503.6)
 - b. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
- 11. Meet the requirements of CAW, including:
 - a. All trees must have a minimum of 5' of separation from existing water mains.
 - b. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - c. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
 - d. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.
 - e. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction

specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas.

- f. Execution of Customer Owned Line Agreement is required.
 - g. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.
 - h. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.
12. Meet the requirements of NLR Wastewater, including:
- a. Please submit flow projection of proposed development.
 - b. Please submit a full set of plans to NLRW for review and approval prior to construction.



THIS PLAT



- LEGEND**
- 100' ---
 - 150' ---
 - 200' ---
 - 250' ---
 - 300' ---
 - 350' ---
 - 400' ---
 - 450' ---
 - 500' ---
 - 550' ---
 - 600' ---
 - 650' ---
 - 700' ---
 - 750' ---
 - 800' ---
 - 850' ---
 - 900' ---
 - 950' ---
 - 1000' ---

GENERAL NOTES

1. THESE PROPERTIES ARE LOCATED IN THE CITY OF LITTLE ROCK, ARKANSAS, AND ARE SUBJECT TO THE CITY'S ZONING ORDINANCES.
2. THESE PROPERTIES ARE LOCATED IN THE CITY OF LITTLE ROCK, ARKANSAS, AND ARE SUBJECT TO THE CITY'S ZONING ORDINANCES.
3. THESE PROPERTIES ARE LOCATED IN THE CITY OF LITTLE ROCK, ARKANSAS, AND ARE SUBJECT TO THE CITY'S ZONING ORDINANCES.
4. THESE PROPERTIES ARE LOCATED IN THE CITY OF LITTLE ROCK, ARKANSAS, AND ARE SUBJECT TO THE CITY'S ZONING ORDINANCES.

LEGAL DESCRIPTION

LOT A, BLOCK 48, BARTONS ADDITION
& LOT B, BLOCK 43, ARGENTA
(BEING A REPLAT OF LOTS 7 - 10,
BLOCK 48, BARTONS ADDITION,
LOTS 13-15, BLOCK 48, CUNNINGHAM
LOTS 7-12, BLOCK 43, ARGENTA)
IN
THE CITY OF NORTH LITTLE ROCK
PULASKI COUNTY, ARKANSAS

OWNER'S & SUBSCRIBERS:

THOMAS ENGINEERING COMPANY
P.O. BOX 509
LITTLE ROCK, AR 72116
TEL: 501-793-4460 FAX: 501-793-8514

PLATTED: 11/26/2024
ARGENTINA APARTMENTS - REPLAT.dwg

GRAPHIC SCALE

1" = 100'

PRELIMINARY PLAT OF
LOT A, BLOCK 48,
BARTONS ADDITION & LOT B,
BLOCK 43, ARGENTA,
NORTH LITTLE ROCK, ARKANSAS

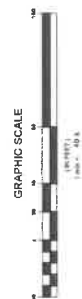
THOMAS ENGINEERING COMPANY
REGISTERED PROFESSIONAL ENGINEER
No. 11643
PULASKI COUNTY, ARKANSAS

APPROVED: [Signature]
DATE: 11/26/24
SHEET NO. C1



**FOR USE AND BENEFIT OF:
RIVERWALK PROPERTIES, LLC
PO BOX 909
ROGERS, AR 72757-9090**

LEGAL DESCRIPTION
 LOTS 7-10, BLOCK 48, BARTONS ADDITION
 LOTS 13-15, BLOCK 48, CUNNINGHAM
 LOTS 7-12, BLOCK 43, ARGENTA
 CITY OF NORTH LITTLE ROCK, PULASKI
 COUNTY, ARKANSAS.



THIS SITE



NORTH BLOCK PARKING

STANDARD 90 STALLS
 4C PARKING 4 STALLS
 TOTAL 94 STALLS

NORTH UNIT / PARKING COUNT

1.02 PARKING SPOTS PER UNIT

SOUTH BLOCK PARKING

STANDARD 53 STALLS	53
HC PARKING 2 STALLS	2
TOTAL 55 STALLS	55

SOUTH UNIT / PARKING COUNT

55 TOTAL UNITS
1.00 PARKING SPOTS PER UNIT

SITE PLAN REVIEW NOTES

- [illegible]



THOMAS
ENGINEERING
COMPANY

810 LOOKOUT ROAD, N LITTLE ROCK, AR. 72116
TEL: 501-753-4463 FAX: 501-753-8814
APPROVED: _____ DATE: 11/28/24
SCALE: 1" = 40'

Item #5

SD2025-06 Argenta Addition Lot B Block 48 Replat and SPR in the 700 Block of N Olive St

1. Engineering requirements on detention:
 - a. Pay the drainage in-lieu fee of \$5000/acre for the increase of impervious surfaces. (roof tops/parking)
2. Engineering requirements before the plat will be signed:
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond.
 - b. Provide half of the required 60 foot right-of-way.
 - c. Street improvements must be approved by City Engineer and accepted by City Council.
3. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. If applicable, prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. If applicable, provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - e. Provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - f. Provide CNLR Floodplain Development Permit application to City Engineer.
 - g. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - h. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - i. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - j. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Built of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
4. Meet the requirements of the City Engineer, including:
 - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.

- b. Repair or replace existing sidewalk and curb to City Engineer's standards.
- c. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
- d. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
- e. If the proposed subdivision/development is located in a FEMA designated floodplain, the first floors of any building or house are to be a minimum of 1' above the 100-Year Base Flood Elevation (BFE). At the completion of the project, submit Elevation Certificate to City Engineer.
- f. If the proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide a copy of FEMA approval to City Engineer.
- g. Driveway radii shall be labeled and shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
- h. Spacing between proposed commercial/industrial driveways shall not be closer than 40'.
- i. Driveway widths shall be labeled and shall be 10' minimum to 40' maximum.
- j. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
- k. All driveways are to be concrete within the ROW.
- 5. Planning requirements before the plat will be signed:
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
- 6. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Dumpster to have masonry screening.
 - c. No fence is to be located between the front property and the front of the building.
- 7. Meet the requirements of the Master Street Plan, including:
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalks and curb to ADA standards and City standards.
 - b. Provide ½ street improvements.
- 8. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Any new site development must comply with the City's landscape and buffer ordinance requirements.
 - c. Provide street trees at a minimum rate 1 tree per 30 linear feet of property line adjacent to the street right-of-way.
 - d. Street trees are to be chosen from Section 7.5 of the North Little Rock zoning code Trees from Table B shall be spaced every thirty (30) feet to achieve the required number of trees; trees from Table C shall be spaced every twenty-five (25) feet; or trees from Table D shall be used if beneath overhead power lines and spaced every fifteen (15) feet.
 - e. Trees shall be planted at one (1) tree per six (6) parking spaces.
 - f. Trees ten (10) feet from the edge of parking area may serve for the parking lot shading requirements, but may not satisfy more than fifty (50) percent of the overall requirement for the parking lot or area.
 - g. Parking lot trees are to be chosen from Table B or C, Section 7.5 of the North Little Rock zoning code, Table D shall be used if beneath overhead power lines.

- h. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area.
 - i. Only shrubs from the approved planting list will count toward this requirement, unless approved by the Planning Commission. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
 - j. Ground cover shall be selected from Section 7.5 of the North Little Rock zoning code. Plant materials / turf from Table J, or mulch of shredded bark or stone shall be applied in all landscaped areas.
 - k. Wheel stops shall be required when parking areas abut sidewalks, landscaped areas or pedestrian areas. No portion of a vehicle shall encroach onto a sidewalk, landscaped area or pedestrian area.
 - l. Provide note on landscape plan stating all turf and plant material shall be irrigated by an automatic underground irrigation system
9. Meet the following requirements concerning signage:
- a. All signs require a permit and separate review.
10. Meet the requirements of the Fire Marshal, including:
- a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. An automatic sprinkler system shall be provided throughout all buildings with a group R fire area. (Volume 2 Section 903.2.8)
 - ii. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - iii. Fire Apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the building. (Volume 1 Section 503.1.1)
 - iv. Gates securing fire apparatus access roads will have a minimum width of 20 feet. (Volume 1 Appendix D 103.5)
 - v. Gates shall have an approved means of emergency operation. (Volume 1 Section 503.6)
 - b. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
11. Meet the requirements of CAW.
- a. All trees must have a minimum of 5' of separation from existing water mains.
 - b. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - c. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
 - d. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.
 - e. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas.
 - f. Execution of Customer Owned Line Agreement is required.
 - g. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results

must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.

- h. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.

12. Meet the requirements of NLR Wastewater, including:

- a. Please submit flow projection of proposed development.
- b. Please submit a full set of plans to NLRW for review and approval prior to construction.



THIS PLAT

VICINITY MAP

CERTIFICATE OF RECORDATION

I, JAMES A. JONAS, hereby certify that this plat, containing the description of the property, was prepared by me or under my direct supervision and that I am a duly licensed and qualified surveyor under the laws of the State of Arkansas.

DATE: _____ JAMES A. JONAS, Surveyor

CERTIFICATE OF ENGINEERING

I, JAMES A. JONAS, hereby certify that this plat, containing the description of the property, was prepared by me or under my direct supervision and that I am a duly licensed and qualified engineer under the laws of the State of Arkansas.

DATE: _____ JAMES A. JONAS, Engineer

CERTIFICATE OF JUDGE

I, JAMES A. JONAS, hereby certify that this plat, containing the description of the property, was prepared by me or under my direct supervision and that I am a duly licensed and qualified judge under the laws of the State of Arkansas.

DATE: _____ JAMES A. JONAS, Judge

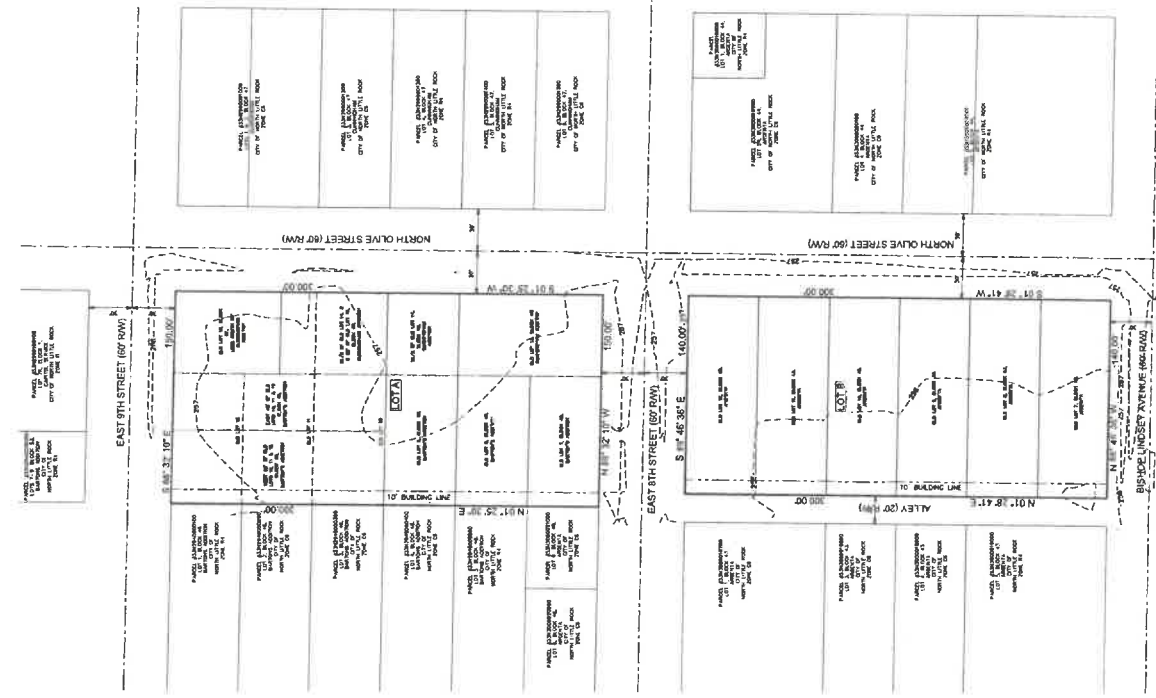
CERTIFICATE OF TOWN

I, JAMES A. JONAS, hereby certify that this plat, containing the description of the property, was prepared by me or under my direct supervision and that I am a duly licensed and qualified town official under the laws of the State of Arkansas.

DATE: _____ JAMES A. JONAS, Town Official

OWNERS & SUBSCRIBERS

JOHN A. JONAS, Surveyor
JAMES A. JONAS, Engineer
JAMES A. JONAS, Judge
JAMES A. JONAS, Town Official



GRAPHIC SCALE



- LEGEND**
- EXISTING STREETS
 - PROPOSED STREETS
 - PROPOSED RIGHT OF WAY
 - PROPOSED UTILITY AND DRAINAGE
 - PROPOSED LOT LINES
 - PROPOSED LOT CORNERS

GENERAL NOTES

- THE NORTH PLAT OF BARTONS ADDITION BLOCK 43, CUMMINGS & COMPANY, INC., BEING A REPLAT OF LOTS 7-10, BLOCK 48, BARTONS ADDITION, LOT 13-15, BLOCK 48, CUNNINGHAM LOTS 7-12, BLOCK 43, ARGENTA IN THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS, IS HEREBY REPLATED.
- THESE PROPERTIES ARE ZONED L-1.
- THESE PROPERTIES ARE ZONED L-1.
- THESE PROPERTIES ARE ZONED L-1.

PRELIMINARY PLAT OF LOT A, BLOCK 48, BARTONS ADDITION & LOT B, BLOCK 43, ARGENTA (BEING A REPLAT OF LOTS 7 - 10, BLOCK 48, BARTONS ADDITION, LOTS 13-15, BLOCK 48, CUNNINGHAM LOTS 7-12, BLOCK 43, ARGENTA) IN THE CITY OF NORTH LITTLE ROCK PULASKI COUNTY, ARKANSAS

LEGAL DESCRIPTION

LOTS 7-10, BLOCK 48, BARTONS ADDITION, LOT 13-15, BLOCK 48, CUNNINGHAM LOTS 7-12, BLOCK 43, ARGENTA, CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS.

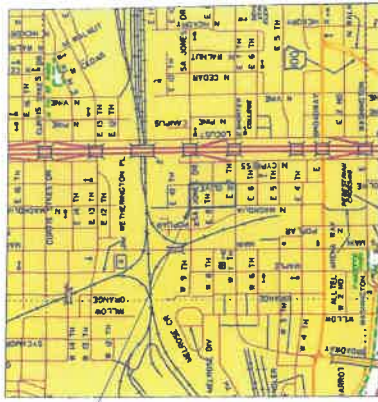


THOMAS ENGINEERING COMPANY
1800 LINDSEY AVENUE, SUITE 100
NORTH LITTLE ROCK, AR 72116
TEL: 501-753-4445 FAX: 501-753-4811

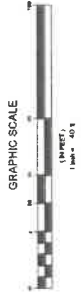
PRELIMINARY PLAT OF
LOT A, BLOCK 48
BARTONS ADDITION & LOT B,
BLOCK 43, ARGENTA
NORTH LITTLE ROCK, ARKANSAS

APPROVED BY: _____
DATE: _____

C1



1. SITE CONTAINS PROPOSED MAINTENANCE CAMP, FIVE BUS UNITS ON THE NORTH BAYWATER MORTUARY BLOCK 48 & CUNNINGHAM BLOCK 48 AND 150 UNITS ON THE SOUTH ARGENTIA BLOCK 43
2. BASES OF REMAINS PILES
3. THE PROPERTY IS NOT IN THE 10 YEAR FLOOD PLAIN ON THE HUNTER MOUNTAIN RAIN WATER COMMUNITY PANEL MAPS DATED JULY 4, 2005
4. THIS PROPERTY IS ZONED C-4
5. ABUTTING PROPERTY IS ZONED R-4, C-4 OR L-1 AS SHOWN ON PLAN
6. THE NORTH TRACT BAYWATER MORTUARY BLOCK 48 & CUNNINGHAM BLOCK 48 CONTAINS APPROX 6000 TO 8,000 SQUARE FEET OR LESS OF OPEN SPACE, MORE OR LESS
7. THE SOUTH TRACT ARGENTIA BLOCK 43 CONTAINS APPROX 10,000 TO 15,000 SQUARE FEET OR LESS OF OPEN SPACE, MORE OR LESS
8. ALL ADJACENT SHALL HAVE AUTOMATIC DEBRIDATION



LEGAL DESCRIPTION
LOTS 7-10, BLOCK 40, BARTONS ADDITION
LOTS 13-15, BLOCK 48, CUNNINGHAM
LOTS 7-12, BLOCK 43, ARGENTA
CITY OF NORTH LITTLE ROCK, PULASKI
COUNTY, ARKANSAS.

		SITE PLAN REVIEW ARGENTA APARTMENTS NORTH LITTLE ROCK, ARKANSAS	
THOMAS ENGINEERING COMPANY		APPROVED _____ DATE _____ SCALE _____ SHEET NO. _____ OF _____	SHEET NO. _____ TOTAL SHEETS _____

1. Engineering requirements on detention:
 - a. Option to pay the drainage in-lieu of fee of \$5000/acre instead of providing onsite detention.
2. Engineering requirements before the plat will be signed:
 - a. Provide ½ street improvements (street, drainage, curb and gutter, sidewalk, streetlights) or a performance bond.
 - b. Street improvements must be approved by City Engineer and accepted by City Council.
3. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. If applicable, prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer and a written approval provided to Planning Department. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
 - c. If applicable, provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - e. Provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
 - f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - h. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
 - i. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
4. Meet the requirements of the City Engineer, including:
 - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.

- d. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
- e. All driveways are to be concrete within the ROW.
5. Planning requirements before the plat will be signed:
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
6. Other Boards approvals required before applying for a building permit.
 - a. Provide approval from Board of Zoning Adjustment to allow the front yard building encroachment.
7. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide dumpster location. Dumpster to have masonry screening on 3 sides along with an opaque gate enclosure.
 - c. No fence is to be located between the property line and the front of the building.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
8. Meet the requirements of the Master Street Plan, including:
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalks and curb to ADA standards and City standards.
 - b. Provide ½ street improvements.
9. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Any new site development must comply with the City's minimal landscape and buffer ordinance requirements.
 - c. Provide a scaled landscape plan, graphically indicating plant material and locations, plant material legend noting the different plant materials, plant material list and specifications indicating minimum plant material size at installation.
 - i. Provide note on landscape plan stating all turf and plant material shall be irrigated by an automatic underground irrigation system.
 - d. Provide street trees at a minimum rate 1 tree per 30 linear feet of property line adjacent to the street right-of-way.
 - i. Street trees are to be chosen from Section 7.5 of the North Little Rock zoning code Trees from Table B shall be spaced every thirty (30) feet to achieve the required number of trees; trees from Table C shall be spaced every twenty-five (25) feet; or trees from Table D shall be used if beneath overhead power lines and spaced every fifteen (15) feet.
 - ii. Provide a minimum of 10 trees adjacent to MacArthur Dr.
- e. Trees shall be planted at the rate of one (1) tree per six (6) parking spaces.
 - i. Trees ten (10) feet from the edge of parking area may serve for the parking lot shading requirements, but may not satisfy more than fifty (50) percent of the overall requirement for the parking lot or area.
 - ii. Parking lot trees are to be chosen from Table B or C, Section 7.5 of the North Little Rock zoning code, Table D shall be used if beneath overhead power lines.
 - iii. Provide a landscape for any new parking areas.
- f. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area.
 - i. Only shrubs from the approved planting list will count toward this requirement, unless approved by the Planning Commission. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
- g. Existing vegetation buffer to be maintained between the development and adjacent residential zoned properties to the north.

- h. Wheel stops shall be required when parking areas abut sidewalks, landscaped areas or pedestrian areas. No portion of a vehicle shall encroach onto a sidewalk, landscaped area or pedestrian area.
 - i. Landscape plans to be revised prior to the January 2024 Planning Commission Hearing.
- 10. Meet the following requirements concerning signage:
 - a. All signs require a permit and separate review.
- 11. Meet the requirements of the Fire Marshal, including:
 - a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. Emergency lighting. (Volume 1 Section 1008)
 - ii. Approved exit signs. (Volume 1 Section 1013)
 - iii. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - iv. Fire Apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the building. (Volume 1 Section 503.1.1)
 - b. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
- 12. Meet the requirements of CAW, including:
 - a. Please include existing 5' CAW easements for the ex 8" ductile iron main, instrument numbers 2008049287 and 2008062121.
- 13. Meet the requirements of NLR Wastewater, including:
 - a. Please submit a full set of plans to NLRW for review and approval prior to construction.
- 14. Meet the requirements of Pulaski County, including:
 - a. The County has no objections to the request.
 - b. Pulaski County Planning will sign the plat after NLR Planning Commission approves the site plan and replat and NLR BZA approves the variance.
 - c. Pay \$10 filing fee at the time of execution and the applicant will need to provide a Bill of Assurance for this specific replat.

- 1.) SURVEYING PROVIDED BY ARROW SURVEYING, LLC.
- 2.) PAULING SHALL BE AS NOTED ON SITE PLAN.
- 3.) PARKING LINES TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHICAGO.
- 4.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR THE CONCRETE CURB.
- 5.) CONTRACTOR SHALL INCLUDE THE COST FOR NOTED MATERIALS AND LABOR.
- 6.) CONSTRUCTION SITE SHALL ADHERE TO CITY OF CHICAGO STANDARDS FOR EROSION CONTROL MEASURES.
- 7.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION.
- 8.) CONTRACTOR TO ADHERE TO CURRENT OSHA EXCAVATION STANDARDS.
- 9.) THE APPROXIMATE LOCATION OF UNKNOWN SURFACE DRAINAGES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY UNKNOWN DRAINAGE.

[illegible]

1.) FRONT SETBACK BE REDUCED AS SHOWN TO 25' DUE TO TOPOGRAPHY IN THE REAR OF PROJECT AND REQUESTED ADDITIONAL RIGHT OF WAY FOR MACARTHUR DRIVE

[illegible]

NADE3 - NORTH



SCALE 1" = 20'

Curve #	Length	Radius	Chord Division	Chord Length
C1	119.51	786.00	M48° 16' 40" W	119.42
C2	178.95	2763.44	M75° 24' 10" W	178.92
C3	113.51	2765.44	N78° 24' 00" W	112.96
C4	81.36	786.00	M67° 17' 12" W	81.26

[illegible]

500-0294-1299-0-17-120-811-1453

CHECKED BY _____
FW BY _____

NO. 24169

PROPOSED SITE PLAN

PROPOSED SITE PLAN



ARROW
SURVEYING

0000-0000-0000-0000
0000-0000-0000-0000

1. Engineering requirements on detention:
 - a. Stormwater detention plan not required as there is no increase of or a reduction of impervious surface.
2. Permit requirements/approvals submitted before a building permit will be issued:
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - c. Provide CNLR Floodplain Development Permit application to City Engineer.
 - d. If applicable, provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - e. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - f. Prior to construction, Owner's Architect/Engineer shall submit signed construction plans and specifications (PDF format) to NLR Planning Department.
3. Meet the requirements of the City Engineer, including:
 - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Repair or replace existing curb to City Engineer's standards.
 - c. If the proposed subdivision/development is located in a FEMA designated floodplain, the first floors of any building or house are to be a minimum of 1' above the 100-Year Base Flood Elevation (BFE). At the completion of the project, submit Elevation Certificate to City Engineer.
 - d. If the proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide a copy of FEMA approval to City Engineer.
4. Meet the requirements of Community Planning, including:
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. If a dumpster is added to the site the dumpster is to have masonry screening on 3 sides along with an opaque gate enclosure.
 - c. No fence is to be placed between the front of the building and the street right of way.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
5. Meet the requirements of the Master Street Plan.
6. Meet the requirements of the Screening and Landscaping ordinance, including:
 - a. All disturbed areas are to be sodded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide street trees are required at 30' on center along River Park Road.
 - d. Provide parking lot shade trees @ 1 tree per 6 parking spaces. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
 - e. Provide a continuous screen of shrubs for any landscape strip adjacent to any parking area. Shrubs shall be eighteen (18) inches in height at planting and be planted a maximum three (3) feet apart.
 - f. Ground cover, grass, or mulch of shredded bark or stone shall be applied in all landscaped areas to reduce moisture loss and to improve the appearance of plantings near streets.
 - g. Provide 6 foot front yard landscape strip between property line and paving along River Park Road.
 - h. Provide 4 foot side yard landscape strip between property line and paving along the eastern perimeter of the site.
7. Meet the following requirements concerning signage:
 - a. All signs require a permit and separate review.
8. Meet the requirements of the Fire Marshal, including:

- a. Meet the requirements of the 2021 Arkansas Fire Prevention Code including:
 - i. A Group F-1 fire area exceeding 12,000 square feet shall be equipped with an automatic fire sprinkler system. (Volume 2 Section 903.2.4)
 - ii. Group S-1 storage facilities with fire areas exceeding 12,000 square feet shall be equipped with an automatic fire sprinkler system. (Volume 2 Section 903.2.9)
 - iii. Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet. (Volume 1 Section 503.2.1)
 - iv. Fire Apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the building. (Volume 1 Section 503.1.1)
 - b. Fire Apparatus access roads will support 85,000 lbs. (NLR Ordinance 9267)
9. Meet the requirements of CAW, including:
- a. Include Ex. CAW Easement for Ex. 8" main on the west side of the property instrument number 2019075340
 - b. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
 - c. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
 - d. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and Little Rock Fire Department is required.
 - e. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
 - f. Contact Central Arkansas Water regarding the size and location of the water meter.
 - g. The facilities on-site will be private. When meters are planned off private lines, private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line Agreement is required.
 - h. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZ) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water (CAW) requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by CAW. The test results must be sent to CAW's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.
 - i. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.
10. Meet the requirements of NLR Wastewater, including:
- a. Please submit a full set of plans to NLRW for review and approval prior to construction.
 - b. Private service line permit and inspection will be required through NLRW.
 - c. Air/Vac testing of new manhole will be required by NLRW.

LEGEND

- NEW BLACK GUM TREE
NEW PAC BRIGATON SLEEF
NEW SOD, BERNAUDA

LANDSCAPE NOTES

- [illegible]

NOTES:

- ALL IRRIGATION FITTINGS SHALL BE SCH. 40 P.V.C. UNLESS SPECIFIED OTHERWISE.
- ALL THREADED CONNECTIONS FROM SCH. 40 TO SCH. 80 P.V.C. SHALL BE MADE USING TEFLON TAPE.
- CONTRACTOR SHALL SETTLE THE AREA AROUND THE BUBBLER AND EDGE OF THE ROOT BALL SO THAT ALL IRRIGATION FLOWS THROUGH THE ROOT BALL.

IRRIGATION BUBBLER (2) W/ LAYOUT

2

THIS DRAWING WAS PREPARED BY
SAMUEL KINCANNON EL, B.S. IN
HORTICULTURE AND 5+ YEARS
EXPERIENCE IN LANDSCAPE
DESIGN AND INSTALLATION

1 SITE LANDSCAPE PLAN

SCALE 1 cm

North

Item #8
Special Use # SU2025-02

Request: a Special Use to allow an events center in an I2 zoning district

Location of the Request: @ 305 Phillips Road, NLR, AR

Applicant: OK Events Center – Santos Rodriguez

Owner: Clifton Family LLLP

Background: 1st time on the agenda

Site Characteristics: The property is located on Phillips Road just west of E Broadway. There is a rail spur line located to the south of the property and commercial uses located to the north and east of the property. West of the property are industrial uses.

Master Street Plan: Phillips Road is classified on the Master Street Plan as a commercial street. East Broadway located to the east of the site is classified as a principal arterial. There are no dedicated bikeways located in the immediate area.

Surrounding Zoning and Uses

<u>Direction</u>	<u>Surrounding Zoning</u>	<u>Surrounding Uses</u>
North	C3	Retail
South	C4	Rail spur line & Auto Sales
East	I2	Retail
West	I2	Industrial

General Information:

1. **Compatible with previous actions?** The Commission has approved Special Use requests to allow event centers within industrial areas previously.
2. **Neighborhood Position/Comment?** None at the time of printing.
3. **Effect on public service and utilities?** There should be minimal effect on public services and utilities.
4. **Legal Consideration/Reasonableness?** The request is reasonable.
5. **Will the approval have a stabilizing effect on surrounding properties?** The approval should have minimal effect on surrounding properties.
6. **Is the site of adequate size for the development?** The site is adequate in size to allow an events center and parking.
7. **Will this set a precedent for future rezoning?** The zoning will remain unchanged.
8. **Should a different zoning classification be requested?** A Special Use is required to allow an events center within the I2 zoning districts.

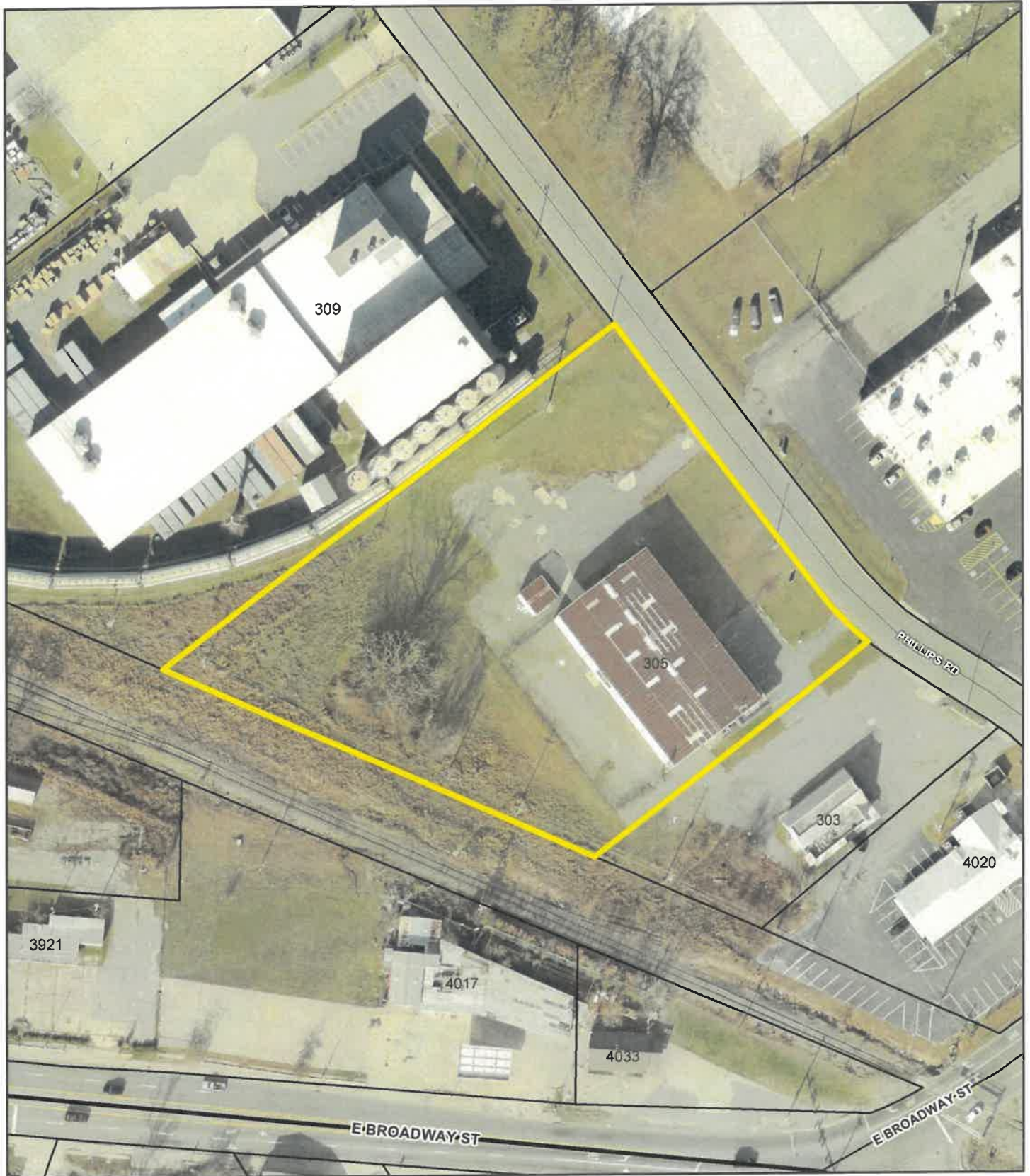
Staff Summary: The applicant is seeking approval of an events center located within an I2 zoning District. The applicant's cover letter indicates the total square footage of the building is 11,200 square feet. The letter also indicates the total usable space is 7,270 square feet. The plan indicates a total of 180 available parking spaces with 67 parking spaces being paved and the remainder of the proposed parking spaces located on a graveled surface (120 parking spaces).

The hours of operation are proposed from 8 am to midnight daily for the activities and a clean-up time from midnight to 1 am. The applicant intends to hold small to medium events as per the occupant capacity. There is no on-site cooking facilities and food will be catered for each event. A beer and wine permit will be requested from the AR State ABC offices. The facility is fully sprinkled and fully equipped with an alarm system. Any residential property are located approximately 1-mile away from the site.

Conditions to Consider:

1. Meet the requirements of the 2021 Arkansas Fire Prevention Code for an A-2 occupancy including:
 - a. Emergency lighting. (Volume 1 Section 1008)
 - b. Approved exit signs. (Volume 1 Section 1013)
 - c. Exit doors shall be side swinging. (Volume 1 Section 1010.1.2)
 - d. Exit doors shall swing in the direction of egress travel. (Volume 1 Section 1010.1.2.1)
 - e. Exit doors shall not be provided with a latch or lock other than panic hardware. (Volume 1 Section 1010.2.9)
 - f. Type A-2 occupancies exceeding 5000 square feet require a sprinkler system. (Volume 1 Section 903.2.1.2)
 - g. An, A-2 assembly occupancy with an occupant load of 100 or more shall be equipped with an automatic fire sprinkler system. (Volume 1 & 2 Section 903.2.1.2)
 - h. An, A-3 assembly occupancy with an occupant load of 300 or more shall be equipped with a fire alarm system meeting the requirements of the AFPC Section 907.2.1.
2. The approval of the events center is limited to Santos Rodriguez, 5315 Blueberry Drive, Little Rock, AR 72206-4979.
3. Provide licensed security for events serving alcohol.
4. Provide (1) on-site parking space per 5 occupants per the Fire Marshal's approved occupancy load.
5. The hours of operation are from 8 am to midnight daily.
6. All signs must comply with NLR Sign Code.
7. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
8. Business license holder understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter.
9. Business license to be issued after Planning Staff confirmation of requirements.

Special Use #2025-02



Ortho Map

1 inch = 100 feet

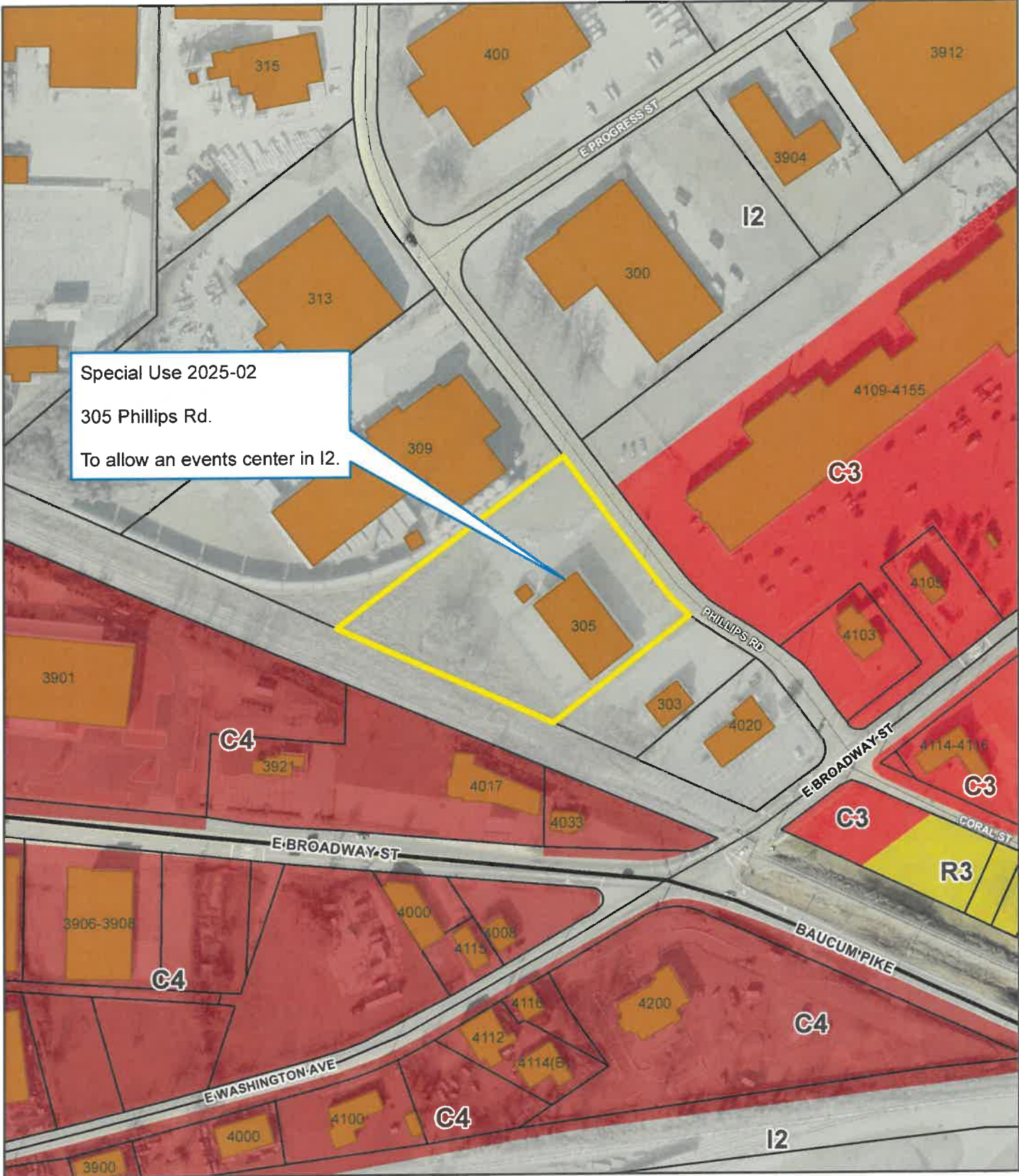
0 50 100 200 Feet



Date: 12/31/2024

Not an actual survey

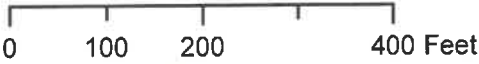
Special Use #2025-02



Zoning Map

Date: 12/31/2024

1 inch = 200 feet



Not an actual survey

December 10, 2024

North Little Rock Planning Dept
Regarding Special Use

This is regarding a special use permit request for an event center at 305 Phillips Rd. NLR AR.

I am requesting a special use permit to operate an event center located in this I-2 zone industrial area.

The proposed name will be the OK Events Center.

The hours of operation would be from 8am through 12am daily for activities and a cleanup time would be From 12am to 1am.

The plan would be to hold small to medium events as per the occupant compacity.

There is no onsite cooking facilities and food would be catered for each event.

The beer and wine permit will be applied for.

There is ample parking for this use.

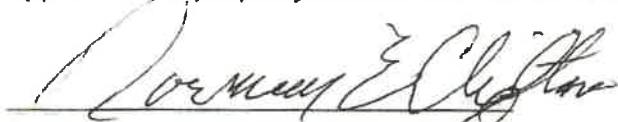
The facility is fully sprinkled and fully equipped with an alarm system and is in a very limited residential area approximately one mile away.

Each event will have licensed security agents present.

The name of the tenant and operator is Santos Rodriguez, 5315 Blueberry Dr. Little Rock, AR 72206-4979.

Driver's License 929064598 Dob 09/21/1988

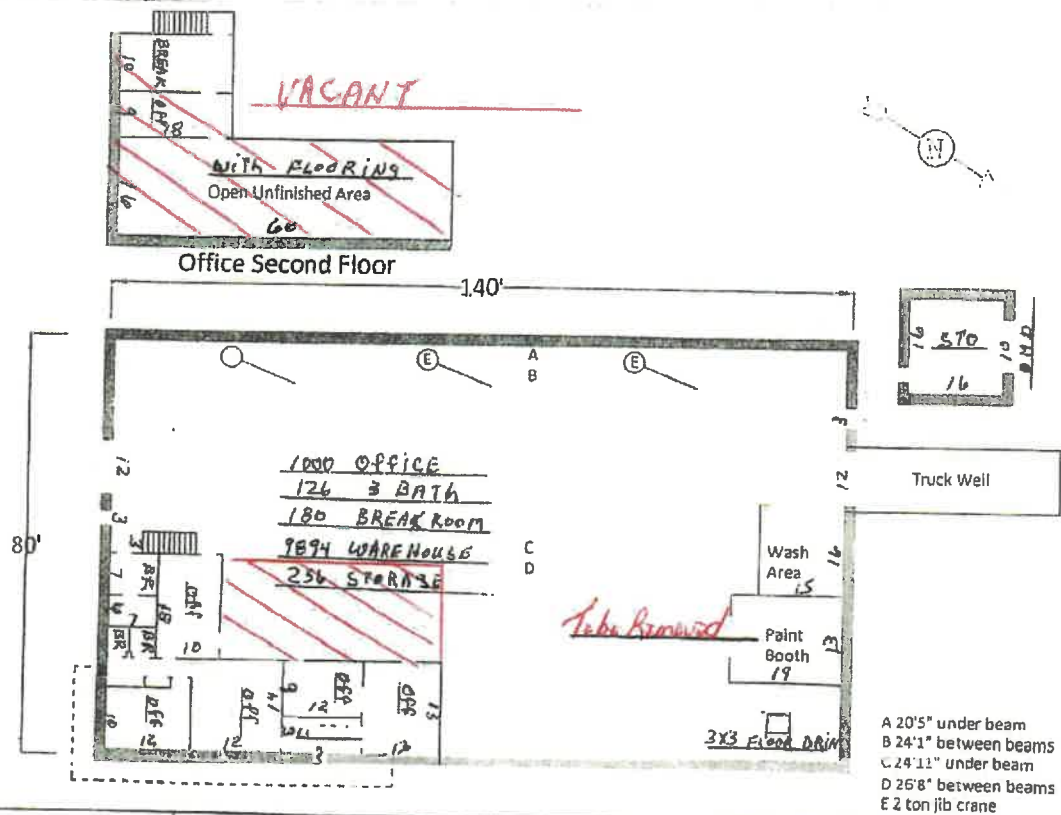
Applicant and property owner: Norman Clifton.



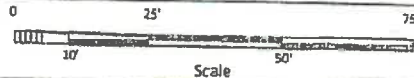
Owner & Applicant/The Clifton Family LLLP by:
Norman E. Clifton, Operating Manager



Tenant/Ok Events Center by:
Santos Rodriguez, Operator



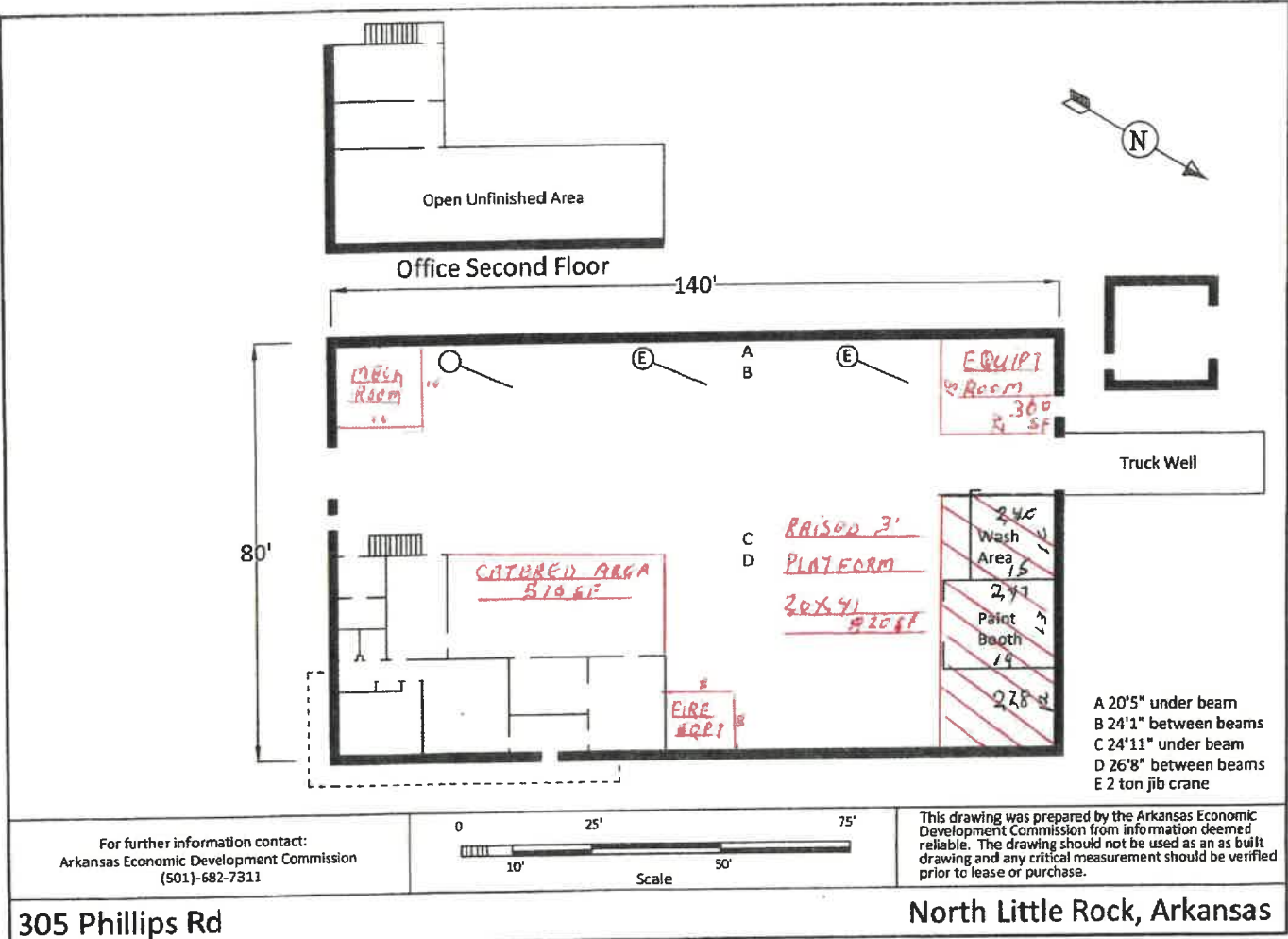
For further information contact:
Arkansas Economic Development Commission
(501)-682-7312



This drawing was prepared by the Arkansas Economic Development Commission from information deemed reliable. The drawing should not be used as an as built drawing and any critical measurement should be verified prior to lease or purchase.

305 Phillips Rd

North Little Rock, Arkansas



12-23-2024

NLR Planning Dept.

RE: Special Use Case #PSU025 0002

This will be the attached site drawing and information sheet for the above-mentioned special use case.

The applicant is Norman Clifton acting for the operator of The OK Event Center.

The attached 5 pages show the existing floor plan, the proposed floor plan, the existing and additional parking and the building usage square footage.

Total Building size	11,200 square ft.
Office 1 st Floor	768 square ft.
Office 2 nd Floor-Vacant	1242 square ft.
Mechanical room	100 square ft.
Catered Storage	576 square ft.
Fire Sprinkler	64 square ft.
Equipment Room	360 square ft.
Platform	820 square ft.
Total	3930 square ft.

Usable Square Footage	7470 7620 square ft.
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727 People

145 parking spaces