


Shinn, Talor

From: Whitbey, Diane
Sent: Wednesday, March 12, 2025 9:57 AM
To: Shinn, Talor
Subject: FW: 408 College Park St
Attachments: 408 College Park.pdf

Talor,

Please print and file as a communication for the next council meeting.

Thank you,

Diane

From: Whitbey, Diane <DWhitbey@nlr.ar.gov>
Sent: Wednesday, March 12, 2025 9:54 AM
To: Whitbey, Diane <DWhitbey@nlr.ar.gov>
Subject: FW: 408 College Park St

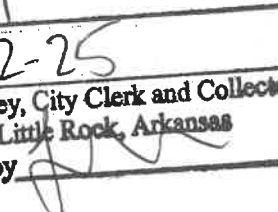
From: Cook, David <DCook@nlr.ar.gov>
Sent: Wednesday, March 12, 2025 9:43 AM
Subject: 408 College Park St

Mayor,

We have been out to Ms. Hayes's house on many occasions. She had complained of water running off the road and being under her house. She also mentioned that there was a drainage pipe that is running underneath her house that was causing this issue. After initial inspection, it was found that a 12" concrete pipe begins on Willow Street and runs west through the residents' backyards. The pipe runs underneath the southwest corner of the house at 408 College Park St. before turning 45 degrees to the northwest. It is unknown where the pipe runs to or comes from. I am attaching our original visit notes from April 2023. We cannot find record of this pipe in our inventory.

After looking into this issue, we decided that College Park St. would be a good candidate for a Community Development Block Grant (CDBG) project. After visiting with Bailey Noland and Ward 1 Council Members, we all were in agreement. Davidson Engineering designed the project with this in mind, to prevent water from running off of the street on to the property. The work included curb & gutter on West 19th St. as well. Gene Summers Construction, Inc. was the contractor on the job, and notice to proceed was given on July 8, 2024. The project was substantially completed on November 26, 2024. I visited with Bob Summers multiple times regarding the issue Ms. Hayes was complaining about. He also noticed and relayed to me that her property is the lowest point of the block. Water falling on private property will naturally slop to her house.

Prior to construction, we plugged the pipe with concrete where it was exposed along Willow St. on May 2, 2024. This was in an attempt to prevent water from getting in to the pipe. According to county records, the house was built in 1943, which means the installation of the pipe was likely before.

FILED 9:57 AM PM
BY email
DATE 3-12-25
Diane Whitbey, City Clerk and Collector
North Little Rock, Arkansas
RECEIVED by 

One option would be to remove the pipe completely, but it is on private property as it runs across 3 (possibly 4) properties behind houses. I would be nervous about removing the pipe up against/under Ms. Hayes's house as it could cause potential damage to the house.



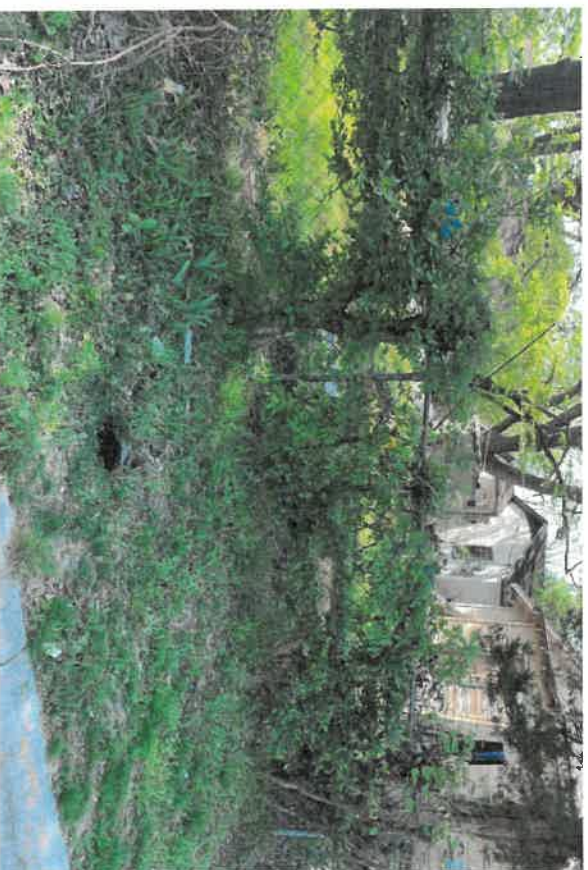
David Cook, P.E.
Chief City Engineer
700 West 29th Street
North Little Rock, AR 72114
Office: 501-371-8339
Cell: 501-351-8936
DCook@nlr.ar.gov

408 College Park

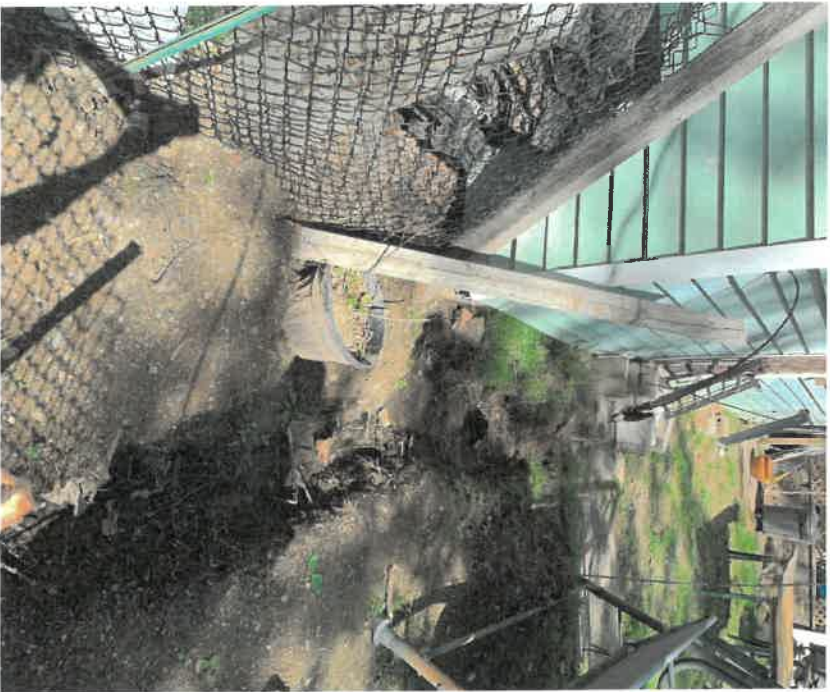
Call request: The resident reports that a SW pipe that begins in the city ROW runs through her backyard and under her house. She also states that clogged pipes on 19th cause water to run down the hill and under her house and are causing damage to her house as well as mold.

Field assessment: A 12" concrete pipe begins on Willow St and runs west through residents' backyards. The pipe runs underneath the southwest corner of the house at 408 College Park before turning a 45-degree turn to the northwest. It is unknown where it goes next. The pipe has become exposed and now backs up the water underneath the resident's house which has caused water damage as well as mold. Additionally, there are pipes to the south along W 19th that are clogged or collapsed which causes them to back up during storms and allows the water to run down the hill into the residents' crawlspace.

Exposed pipe at Willow Street



Exposed pipe that runs underneath the resident's house and location where it 45s to the northwest



water in residents crawlspace after 2 weeks of no rain



water damage above the southwest corner of the house



Articles of clothing that how molded due to water



Exposed pipe along W 19th Street



locations that backed up water has found its way to the surface. Water runs down the hill and ends up in the resident's crawlspace





North Little Rock, AR 72114

Office: 501-371-8339

Cell: 501-351-8936

DCook@nlr.ar.gov