

September 28, 2026

**To: Shawn Spencer
Planning Department
City of North Little Rock
700 W 29th Street
North Little Rock, AR 72114**

**Re: Site Plan Review
Lot 3, Block 67, Lakewood Addition to North Little Rock, AR
Kroger Fuel Center**

Mr. Spencer,

We are pleased to submit this application for the above referenced submittal on behalf of Kroger. We would like to be placed on the November 10th Planning Commission meeting.

The owner is requesting a site plan review for the addition of a fuel center in the existing Kroger parking lot.

Stormwater captured by the fuel center canopy will be conveyed to the existing storm sewer system by underground storm pipe. Outside of the canopy, stormwater will be conveyed to the existing storm sewer systems by sheet flow in the same directions it is currently flowing.

The review fee will be paid in person upon delivery of this cover letter, plans, and checklists.

Should you have any questions or concerns, please don't hesitate to reach out at mbrown@pickeringfirm.com and ssmith@pickeringfirm.com.

Sincerely,
PICKERING FIRM INCORPORATED



Marvin L. Brown, Jr., PE
Senior Civil Engineer



Slater Smith, PE
Civil Engineer

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

12/2/2020

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

Each set to contain all of the following:

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

Title Block to include:

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

Required Items on all Site Plan Review

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

Required Items if applicable:

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

Site Plan Review Fees = \$200

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



City of North Little Rock

Engineering Department

700 W 29th Street, North Little Rock, AR 72114

Engineering Site Plan Review Checklist

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

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

Yes

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

No

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

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

Yes

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

No

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

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

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

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

Yes

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

No

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

No

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

N/A

If not, explain.

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

N/A

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

No

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

No

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

No

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

Yes

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

Yes

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

Yes

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

Yes

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

No

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

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

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

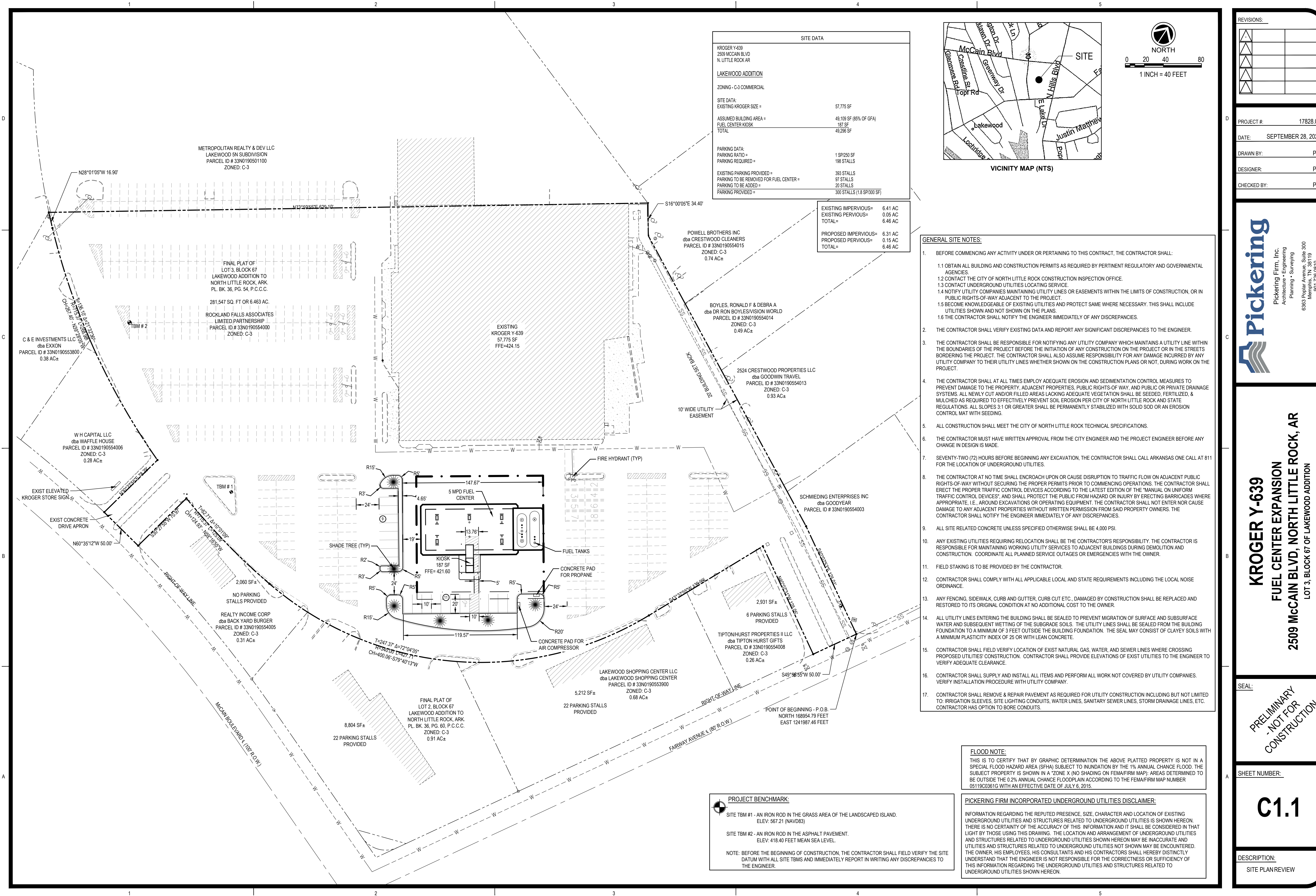
All applicable Permits checked above shall be obtained prior to receiving a Construction Building Permit.

List any other applicable State or Federal permits required.

Note to Owner:

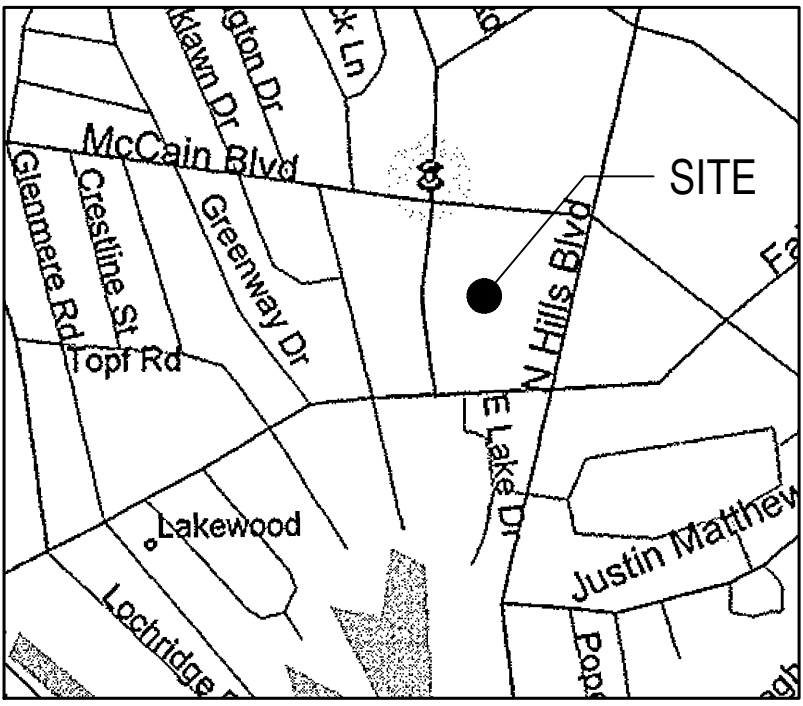
CNLR Excavation Permit is required for excavations/street cuts within the City's ROW.

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

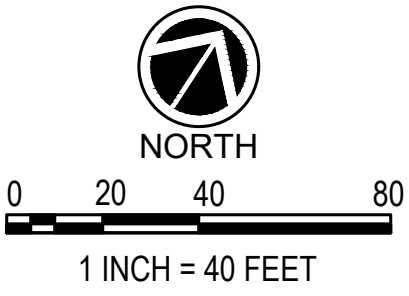


SITE DATA	
KROGER Y-639 2509 MCCAIN BLVD N. LITTLE ROCK AR	
LAKEWOOD ADDITION	
ZONING - C-3 COMMERCIAL	
SITE DATA:	
EXISTING KROGER SIZE =	57,775 SF
ASSUMED BUILDING AREA =	49,109 SF (85% OF GFA)
FUEL CENTER KIOSK	187 SF
TOTAL	49,296 SF
PARKING DATA:	
PARKING RATIO =	1 SP/250 SF
PARKING REQUIRED =	198 STALLS
EXISTING PARKING PROVIDED =	393 STALLS
PARKING TO BE REMOVED FOR FUEL CENTER =	97 STALLS
PARKING TO BE ADDED =	20 STALLS
PARKING PROVIDED =	300 STALLS (1.8 SP/1000 SF)

EXISTING IMPERVIOUS=	6.41 AC
EXISTING PERVIOUS=	0.05 AC
TOTAL=	6.46 AC
PROPOSED IMPERVIOUS=	6.31 AC
PROPOSED PERVIOUS=	0.15 AC
TOTAL=	6.46 AC



VICINITY MAP (NTS)



GENERAL SITE NOTES:

- BEFORE COMMENCING ANY ACTIVITY UNDER OR PERTAINING TO THIS CONTRACT, THE CONTRACTOR SHALL:
 - OBTAIN ALL BUILDING AND CONSTRUCTION PERMITS AS REQUIRED BY PERTINENT REGULATORY AND GOVERNMENTAL AGENCIES.
 - CONTACT THE CITY OF NORTH LITTLE ROCK CONSTRUCTION INSPECTION OFFICE.
 - CONTACT UNDERGROUND UTILITIES LOCATING SERVICE.
 - NOTIFY UTILITY COMPANIES MAINTAINING UTILITY LINES OR EASEMENTS WITHIN THE LIMITS OF CONSTRUCTION, OR IN PUBLIC RIGHTS-OF-WAY ADJACENT TO THE PROJECT.
 - BECOME KNOWLEDGEABLE OF EXISTING UTILITIES AND PROTECT SAME WHERE NECESSARY. THIS SHALL INCLUDE UTILITIES SHOWN AND NOT SHOWN ON THE PLANS.
 - THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL VERIFY EXISTING DATA AND REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ANY UTILITY COMPANY WHICH MAINTAINS A UTILITY LINE WITHIN THE BOUNDARIES OF THE PROJECT BEFORE THE INITIATION OF ANY CONSTRUCTION ON THE PROJECT OR IN THE STREETS BORDERING THE PROJECT. THE CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR ANY DAMAGE INCURRED BY ANY UTILITY COMPANY TO THEIR UTILITY LINES WHETHER SHOWN ON THE CONSTRUCTION PLANS OR NOT, DURING WORK ON THE PROJECT.
- THE CONTRACTOR SHALL AT ALL TIMES EMPLOY ADEQUATE EROSION AND SEDIMENTATION CONTROL MEASURES TO PREVENT DAMAGE TO THE PROPERTY, ADJACENT PROPERTIES, PUBLIC RIGHTS-OF-WAY, AND PUBLIC OR PRIVATE DRAINAGE SYSTEMS. ALL NEWLY CUT AND/OR FILLED AREAS LACKING ADEQUATE VEGETATION SHALL BE SEEDED, FERTILIZED, & MULCHED AS REQUIRED TO EFFECTIVELY PREVENT SOIL EROSION PER CITY OF NORTH LITTLE ROCK AND STATE REGULATIONS. ALL SLOPES 3:1 OR GREATER SHALL BE PERMANENTLY STABILIZED WITH SOLID SOD OR AN EROSION CONTROL MAT WITH SEEDING.
- ALL CONSTRUCTION SHALL MEET THE CITY OF NORTH LITTLE ROCK TECHNICAL SPECIFICATIONS.
- THE CONTRACTOR MUST HAVE WRITTEN APPROVAL FROM THE CITY ENGINEER AND THE PROJECT ENGINEER BEFORE ANY CHANGE IN DESIGN IS MADE.
- SEVENTY-TWO (72) HOURS BEFORE BEGINNING ANY EXCAVATION, THE CONTRACTOR SHALL CALL ARKANSAS ONE CALL AT 811 FOR THE LOCATION OF UNDERGROUND UTILITIES.
- THE CONTRACTOR AT NO TIME SHALL ENCRoACH UPON OR CAUSE DISRUPTION TO TRAFFIC FLOW ON ADJACENT PUBLIC RIGHTS-OF-WAY WITHOUT SECURING THE PROPER PERMITS PRIOR TO COMMENCING OPERATIONS. THE CONTRACTOR SHALL ERECT THE PROPER TRAFFIC CONTROL DEVICES ACCORDING TO THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", AND SHALL PROTECT THE PUBLIC FROM HAZARD OR INJURY BY ERECTING BARRICADES WHERE APPROPRIATE, I.E. AROUND EXCAVATIONS OR OPERATING EQUIPMENT. THE CONTRACTOR SHALL NOT ENTER NOR CAUSE DAMAGE TO ANY ADJACENT PROPERTIES WITHOUT WRITTEN PERMISSION FROM SAID PROPERTY OWNERS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- ALL SITE RELATED CONCRETE UNLESS SPECIFIED OTHERWISE SHALL BE 4,000 PSI.
- ANY EXISTING UTILITIES REQUIRING RELOCATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING WORKING UTILITY SERVICES TO ADJACENT BUILDINGS DURING DEMOLITION AND CONSTRUCTION. COORDINATE ALL PLANNED SERVICE OUTAGES OR EMERGENCIES WITH THE OWNER.
- FIELD STAKING IS TO BE PROVIDED BY THE CONTRACTOR.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL AND STATE REQUIREMENTS INCLUDING THE LOCAL NOISE ORDINANCE.
- ANY FENCING, SIDEWALK, CURB AND GUTTER, CURB CUT ETC., DAMAGED BY CONSTRUCTION SHALL BE REPLACED AND RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- ALL UTILITY LINES ENTERING THE BUILDING SHALL BE SEALED TO PREVENT MIGRATION OF SURFACE AND SUBSURFACE WATER AND SUBSEQUENT WETTING OF THE SUBGRADE SOILS. THE UTILITY LINES SHALL BE SEALED FROM THE BUILDING FOUNDATION TO A MINIMUM OF 3 FEET OUTSIDE THE BUILDING FOUNDATION. THE SEAL MAY CONSIST OF CLAYEY SOILS WITH A MINIMUM PLASTICITY INDEX OF 25 OR WITH LEAN CONCRETE.
- CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXIST NATURAL GAS, WATER, AND SEWER LINES WHERE CROSSING PROPOSED UTILITIES' CONSTRUCTION. CONTRACTOR SHALL PROVIDE ELEVATIONS OF EXIST UTILITIES TO THE ENGINEER TO VERIFY ADEQUATE CLEARANCE.
- CONTRACTOR SHALL SUPPLY AND INSTALL ALL ITEMS AND PERFORM ALL WORK NOT COVERED BY UTILITY COMPANIES. VERIFY INSTALLATION PROCEDURE WITH UTILITY COMPANY.
- CONTRACTOR SHALL REMOVE & REPAIR PAVEMENT AS REQUIRED FOR UTILITY CONSTRUCTION INCLUDING BUT NOT LIMITED TO: IRRIGATION SLEEVES, SITE LIGHTING CONDUITS, WATER LINES, SANITARY SEWER LINES, STORM DRAINAGE LINES, ETC. CONTRACTOR HAS OPTION TO BORE CONDUITS.

FLOOD NOTE:

THIS IS TO CERTIFY THAT BY GRAPHIC DETERMINATION THE ABOVE PLATTED PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE SUBJECT PROPERTY IS SHOWN IN A "ZONE X (NO SHADING ON FEMA/FIRM MAP); AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FEMA/FIRM MAP NUMBER 05119C0361G WITH AN EFFECTIVE DATE OF JULY 6, 2015.

PICKERING FIRM INCORPORATED UNDERGROUND UTILITIES DISCLAIMER:

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE ENGINEER IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION REGARDING THE UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON.

PROJECT BENCHMARK:

SITE TBM #1 - AN IRON ROD IN THE GRASS AREA OF THE LANDSCAPED ISLAND.
ELEV: 567.21 (NAVD83)

SITE TBM #2 - AN IRON ROD IN THE ASPHALT PAVEMENT.
ELEV: 418.40 FEET MEAN SEA LEVEL.

NOTE: BEFORE THE BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE SITE DATUM WITH ALL SITE TBMS AND IMMEDIATELY REPORT IN WRITING ANY DISCREPANCIES TO THE ENGINEER.

REVISIONS:

1		
2		
3		
4		

PROJECT #: 17828.03

DATE: SEPTEMBER 28, 2026

DRAWN BY: PFI

DESIGNER: PFI

CHECKED BY: PFI



Pickering Firm, Inc.
Architecture • Engineering
Planning • Surveying
6363 Poplar Avenue, Suite 300
Memphis, TN 38119
901.726.0810

KROGER Y-639
FUEL CENTER EXPANSION
2509 MCCAIN BLVD, NORTH LITTLE ROCK, AR
LOT 3, BLOCK 67 OF LAKEWOOD ADDITION

SEAL:

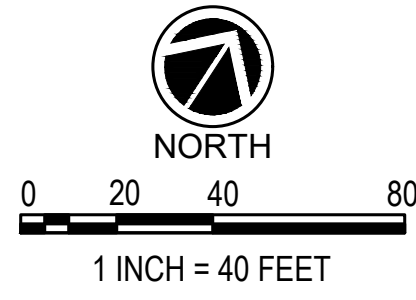
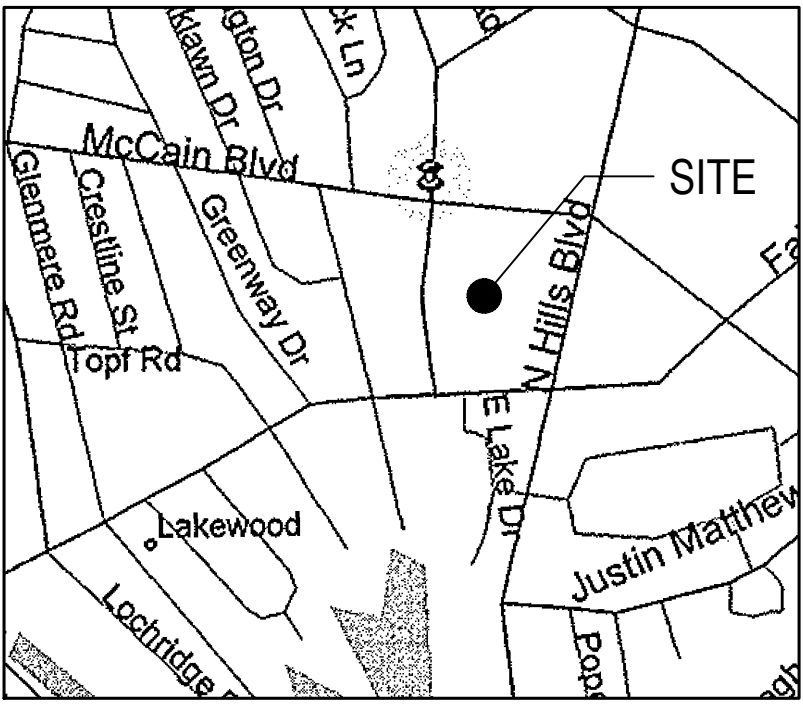
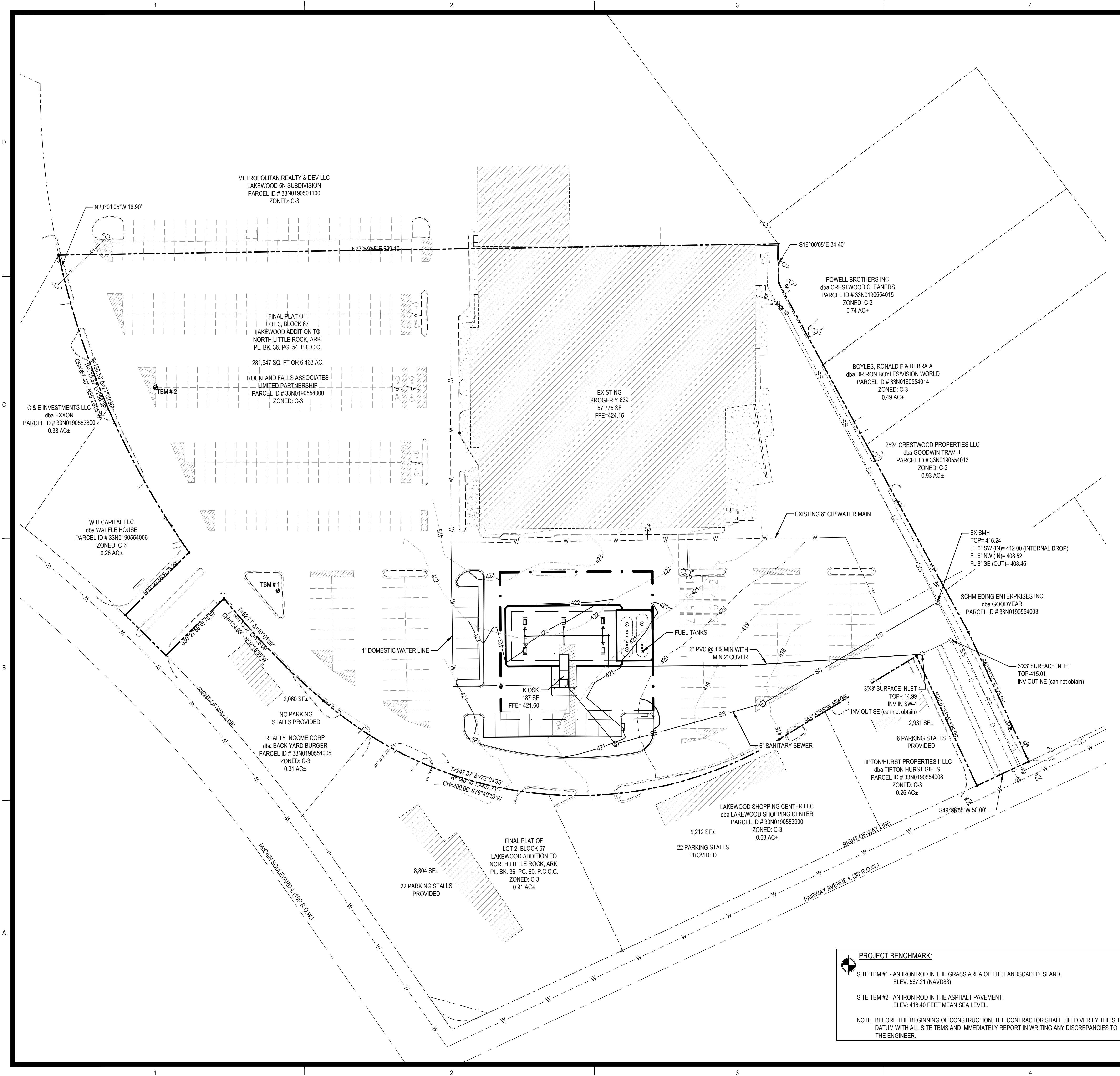
PRELIMINARY
- NOT FOR
CONSTRUCTION

SHEET NUMBER:

C1.1

DESCRIPTION:

SITE PLAN REVIEW



VICINITY MAP (NTS)

GRADING AND DRAINAGE NOTES

- CONTRACTOR TO VERIFY UTILITY COMPANY LOCATIONS AND VERTICAL DATA SHOWN ON PLANS. CONTACT UTILITY PROVIDERS BEFORE SITE EXCAVATION BEGINS.
- PROPER DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE PROJECT SITE TO PREVENT THE INCREASE OF THE IN-SITU SOILS MOISTURE CONTENT. FLUCTUATIONS MAY NECESSITATE SOIL IMPROVEMENTS PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- ESTABLISH PERMANENT VEGETATION WITH SEEDING OR SOLID SOD ON DISTURBED AREAS.
- DESIGN CONTOURS SHOWN ARE FINISHED GRADE.
- SPOT ELEVATIONS SHOWN ARE FINISHED ASPHALT, GROUND OR CONCRETE ELEVATIONS. SPOT ELEVATIONS ON CURB LINES ARE ON THE BOTTOM OF CURB (GUTTER) UNLESS OTHERWISE NOTED.
- CLEAR AND GRUB AREAS OF THE SITE WHERE CUT OR FILL IS TO OCCUR.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE ALL UNSATISFACTORY SOILS AND STRIP TOPSOIL PER THE PROJECT SPECIFICATIONS.
- MAXIMUM SLOPE IN ANY DIRECTION AT HANDICAP PARKING AREAS IS 2%. IF SLOPES IN THESE AREAS EXCEED 2%, NOTIFY THE DESIGNER IMMEDIATELY. THE MAXIMUM LONGITUDINAL SLOPE AT SIDEWALK IS 5% WITH A 2% MAXIMUM CROSS SLOPE.
- ADJUST TOPS ON CATCH BASINS AND CURB INLETS TO MEET FINAL GRADE.
- STORM DRAINAGE MATERIALS, TESTING, INSPECTION, AND INSTALLATION SHALL BE CONSTRUCTED PER PROJECT SPECIFICATIONS AND MUST MEET ALL THE REQUIREMENTS OF THE CITY IF NORTH LITTLE ROCK STANDARD SPECIFICATIONS.
- ALL EARTHWORK OPERATIONS SHALL BE PERFORMED PER PROJECT SPECIFICATIONS.
- PROVIDE NECESSARY AND REQUIRED SHEATHING BRACING, PUMPING & BAILING OPERATIONS TO PROTECT WORKMEN & ADJACENT FACILITIES. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW APPLICABLE SAFETY CODES & REGULATIONS DURING PHASES OF CONSTRUCTION.
- DISTURBED AREAS SHALL BE GRADED TO DRAIN AS INDICATED ON THE PLANS DURING AND UPON COMPLETION OF CONSTRUCTION. NO DRAINAGE SHALL BE DAMMED OR TRAPPED UNLESS SPECIFICALLY DIRECTED BY THE PLANS.
- ALL DEWATERING OPERATIONS SHALL BE PERFORMED PER PROJECT SPECIFICATIONS.
- CONTRACTOR TO PROVIDE POSITIVE DRAINAGE ALONG ALL CURBS.
- PROVIDE NECESSARY BUFFERS BETWEEN PAVEMENTS AND FEATURES AND EXPANSIVE CLAYS PER GEOTECH REPORT REQUIREMENTS.

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SHEET NUMBER:

C1.2.1

DESCRIPTION:

GRADING & DRAINAGE PLAN
REVIEW