



JOE WHITE & ASSOCIATES, INC.
CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING

September 29, 2026

**Ms. Donna James
City of North Little Rock
Community Planning
515 West Pershing Street
North Little Rock, Arkansas 72214**

**RE: Lot 1A & 1B – Pershing Addition
Re-Plat**

Ms. James,

Please accept this letter to serve as our application for the above referenced submittal. We have attached eight copies of the cover letter, check list, and re-plat for review.

This property is located at 900 W Pershing Blvd and is currently zoned C-4.

The property is served by Central Arkansas Water and North Little Rock Wastewater Utility. This site has been cleared as part of a project by previous ownership. The owner has a user for Lot 1B that is submitting for site plan review under separate cover.

The developer is requesting 25' building setbacks as this lot has street frontage on all four sides.

Please place this item on the next available Planning Commission meeting. Do not hesitate to call should you have any questions or require any additional information.

Your help with this application is greatly appreciated.

Best Regards,

Brian Dale

Persting

Submittal of Preliminary Plat or Replat - 8 hard copy sets + a copy on a CD

01/02/2019

(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 waivers
(one checklist <u>paper clipped</u> to each set) | ☒ 24 FEMA Panel Number with 100 year elevation |
| ☒ 3 (8) Preliminary Plat checklists
(one checklist <u>paper clipped</u> to each set)
(omission of any required items may
cause postponement or refusal) | N/A ☒ 25 Flood Plain / wetlands contours |
| | ☒ 26 Area in acres on each lot |
| | ☒ 27 Total acreage of subdivision |
| ☒ 4 (1) CD - Letter, checklist & drawings should be
combined into one .pdf file (not all separate files) | N/A ☒ 28 Contour Intervals |

Title Block to include:

- | | |
|--|--|
| ☒ 5 Title "Preliminary Plat" or "Replat" | ☒ 29 Preliminary Engineers Certificate |
| ☒ 6 Name of subdivision | ☒ 30 Preliminary Surveyors Certificate |
| ☒ 7 Lot and block numbers | ☒ 31 Preliminary Plat Approval Certificate |
| ☒ 8 Date of drawing | |

Required Items on all Preliminary Plats

Required Items if applicable:

- | | |
|--|---|
| ☒ 9 Graphic scale | ☐ 32 Municipal, County or Section lines |
| ☒ 10 North arrow | ☒ 33 Phase map, if staging is planned |
| ☒ 11 Legal description | ☐ 34 Storm water detention easement |
| ☒ 12 Vicinity map | ☐ 35 Other easements _____ |
| ☒ 13 Engineers / Surveyors name and address | ☐ 36 Natural features |
| ☒ 14 Developers name and address | ☐ 37 Cultural features |
| ☒ 15 Owners name and address | ☒ 38 Linear feet of new streets |
| ☒ 16 Names of abutting subdivisions/owners | |
| ☒ 17 Street names | |
| ☒ 18 Street centerlines with right-of-way widths | |
| ☒ 19 Boundary lines with dimensions | |
| ☒ 20 Utility easements | |
| ☒ 21 Building setbacks | |
| ☒ 22 Section corners or other monuments | |

Preliminary Plat Fees = \$250

Replat Fees = \$250

C. C4: Area Requirements Table:

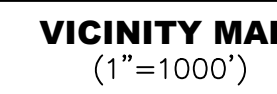
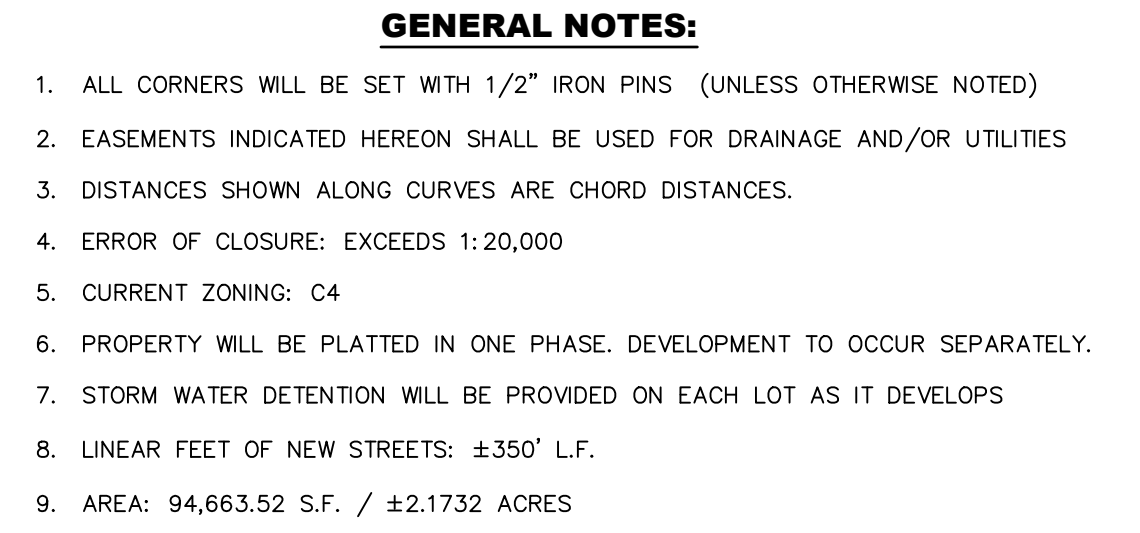
Lot Requirements		Standard	Notes
Minimum Lot Width		100'	Pipe stem lots are prohibited.
Minimum Lot Area		10,000 sf	
Maximum Lot Coverage		50%	Lot coverage shall include the principal building and all accessory structures.
Setbacks	1. Yard setbacks shall be measured from the property line or projected Master Street Plan ROW, whichever is greater.		
	2. Where platted building lines conflict with the required yard setback, the most stringent shall apply.		
Minimum Front Yard Setback		40'	
Minimum Exterior Yard Setback		40'	The exterior yard is a side yard which is adjacent or parallel to a public or private right-of-way. The setback may be reduced to the 25' when located along a MSP classified local street and when parking is placed at the side or rear of the principal building.
Minimum Side Yard Setback		0'	When abutting a residential use or Zoning District, the setback shall be increased to 25'. The side yard setback is measured at the front building line.
Minimum Rear Yard Setback		20'	
Maximum Height		35'	Height is measured from the highest point of the roof or parapet to the average ground elevation at the base of the structure.

D. C4: Accessory Structure Requirements Table:

Accessory Structure Requirements	Standard	Notes
Minimum Exterior Yard Setback	40'	Yard setbacks shall be measured from the property line or projected Master Street Plan ROW, whichever is greater.
Minimum Side Yard Setback	10'	
Minimum Rear Yard Setback	10'	
Minimum Separation Distance from all Buildings	10'	
Maximum Coverage (Rear Yard)	20%	
Maximum Height	30'	Height is measured from the highest point of the roof or parapet to the average ground elevation at the base of the structure.
Permitted Locations	Rear Yard	Accessory structures shall be permitted only within the rear yard.

E. Parking and Screening:

See Article 6 for Parking requirements and Article 7 for Screening and Landscaping requirements.

**CERTIFICATE OF RECORDING**

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.

NORTH LITTLE ROCK PLANNING COMMISSION	DATE OF EXECUTION
--	-------------------

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 LAY OFF, PLAT, AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

KELLEY COMMERCIAL REALY LLC;
HAYBAR GROUP, LLC
701 W. 7TH STREET
LITTLE ROCK, AR 72201

INSTRUMENT NO. 2026-016030

CERTIFICATE OF ENGINEERING ACCURACY

I, JOE D. WHITE, JR. HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A PLAN MADE BY ME, AND THAT THE ENGINEERING REQUIREMENTS OF THE NORTH LITTLE ROCK SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.

JOE D. WHITE, JR
REGISTERED PROFESSIONAL ENGINEER
NO. 7094, ARKANSAS

CERTIFICATE OF SURVEYING ACCURACY

I, BENSON JOHN LEBOEUF, HEREBY CERTIFY THAT THIS PLAT
CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE OR VERIFIED
BY ME, ALL MONUMENTS REQUIRED ACTUALLY EXIST AND ARE
CORRECTLY SHOWN HEREON AND THAT ALL SURVEYING
REQUIREMENTS OF THE NORTH LITTLE ROCK SUBDIVISION RULES
AND REGULATIONS HAVE BEEN COMPLIED WITH.

BENSON JOHN LEOEUF
REGISTERED LAND SURVEYOR
NO. 1900, ARKANSAS

REPLAT

LOT 1A AND 1B
PERSHING ADDITION

BEING A REPLAT OF LOT 1, PERSHING ADDITION
NORTH LITTLE ROCK
PULASKI COUNTY, ARKANSAS



JOE WHITE & ASSOCIATES, INC.
CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING
25 RAHLING CIRCLE, SUITE A-2 LITTLE ROCK, ARKANSAS 72223
PHONE: (501) 214-9141

DATE: SEPTEMBER 29, 2026

PROJECT NUMBER:	26-404B
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SCALE: 1" = 20'

G:\DWG\2026\26-404B - Lot 1A & 1B Pershing Pike Addition\REPLAT.dwg



1251 Sadler East Drive,
Building K, Suite 3200,
San Marcos, Texas 78666

September 25, 2026

Shawn Spencer
Planning Department
700 W 29th St.
NLR, AR 72114

RE: *Site Plan Review*
Lot 1B Pershing Addition
Church's Chicken Restaurant

Mr. Spencer,

Please accept this letter to serve as our application for the above referenced submittal. We wish to be placed on the November 10th Planning Commission meeting.

The owner is requesting approval of the site plan for the construction of a new Church's Chicken at the southeast corner of Pershing Boulevard and Pike Avenue. The existing address for the subject tract is 900 W Pershing Boulevard.

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

A separate application (by others) is being submitted simultaneously for a replat of the existing Lot 1 of the Pershing Addition into two separate lots (Lot 1A and 1B). The proposed Church's Chicken will reside on Lot 1B of the proposed Pershing Addition replat.

Please contact me at 512-795-1632 or jake.pflum@kimley-horn.com should you have any questions or require additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jake Pflum'.

Jake Pflum, P.E.

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:

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

Site Plan Review Fees = \$200

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



City of North Little Rock

Engineering Department

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

Engineering Site Plan Review Checklist

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

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

Yes

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

No

Project was previously developed and ~100% impervious

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

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

N/A

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

No

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

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

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

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

N/A

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

No

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

No

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

Yes

If not, explain.

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

Yes

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

Yes

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

Yes

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

No

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

N/A

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

Yes

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

Yes

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

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.

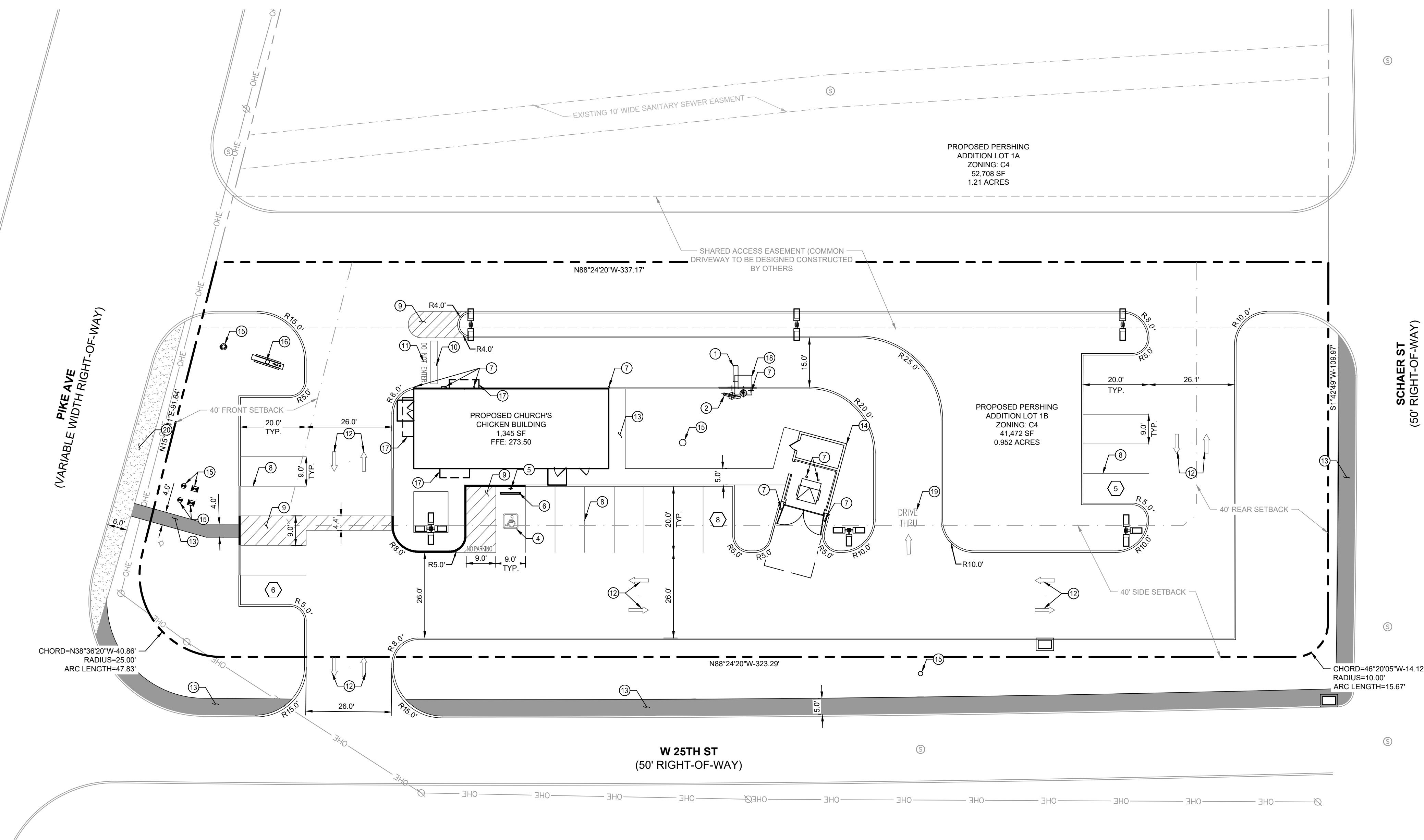
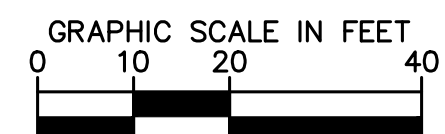
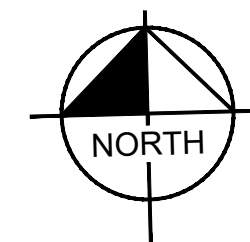
All applicable Permits checked above shall be obtained prior to receiving a Construction Building Permit.

List any other applicable State or Federal permits required.

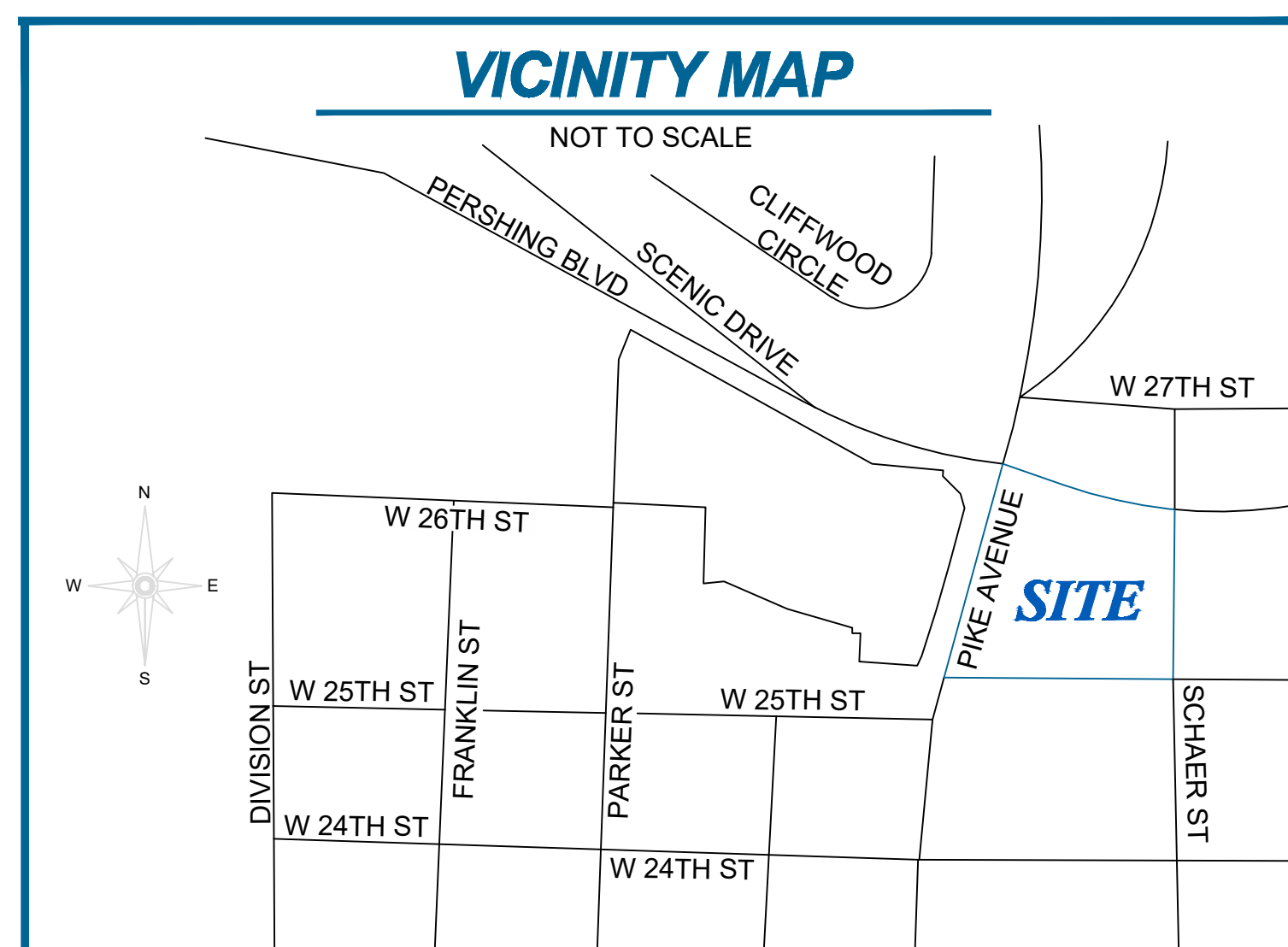
Note to Owner:

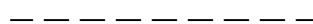
CNLR Excavation Permit is required for excavations/street cuts within the City's ROW.

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



SITE DATA TABLE	
GENERAL SITE DATA	
LEGAL DESCRIPTION	LOT 1A PERSHING ADDITION
ZONING	C-4
SITE ACREAGE	±41,472 SF (±0.952 AC)
EXISTING ADDRESS	900 W PERSHING
PROPOSED ADDRESS	TBD
BUILDING DATA	
BUILDING SQUARE FOOTAGE	1,345 SF
BUILDING HEIGHT	24'-0"
PARKING DATA	
REQUIRED PARKING SPACES	1 SPACE PER 100 SF GROSS FLOOR AREA = 14 SPACES
STANDARD SPACES PROVIDED	18 SPACES
ACCESSIBLE SPACES PROVIDED	1 SPACE
TOTAL SPACES PROVIDED	19 SPACES



	PROPERTY BOUNDARY
	PROPOSED SAWCUT LINE
	PROPOSED CURB TRANSITION (0" TO 6" OR AS SPECIFIED)
	PROPOSED FLUSH CURB
	EXISTING OVERHEAD ELECTRIC
	PROPOSED PARKING COUNT
	PROPOSED ACCESSIBLE PARKING SPACE
	PROPOSED LIGHT POLE
	PROPOSED SANITARY SEWER CLEANOUT
	PROPOSED WATER METER
	PROPOSED BACKFLOW PREVENTER
	PROPOSED FIRE HYDRANT
	PROPOSED STORM GRATE INLET
	EXISTING SANITARY SEWER MANHOLE
	EXISTING POWER POLE
	EXISTING STORM SEWER INLET
	PROPOSED CLEARANCE BAR (REF. ARCH PLANS)
	PROPOSED MENU BOARD (REF. ARCH PLANS)
	PROPOSED GREASE TRAP AND SAMPLE WELL (REF. MEP PLANS)
	ACCESSIBLE PARKING SYMBOL (REF. DETAIL, SHEET 2.5.2)
	ACCESSIBLE PARKING SIGN (REF. DETAIL, SHEET 2.5.2)
	PROPOSED WHEEL STOP (REF. DETAIL, SHEET 2.5.2)
	PIPE BOLLARD (REF. ARCH. PLANS)
	4" PAINTED STRIPE (TYP.)
	4" PAINTED STRIPING, 2" O.C. @ 45°
	PROPOSED 24" WIDE PAINTED STOP BAR
	PROPOSED "DO NOT ENTER" STRIPING. CONTRACTOR TO PROVIDE SHOP DRAWING OF PAVEMENT MARKINGS FOR APPROVAL PRIOR TO INSTALLATION
	PROPOSED DIRECTIONAL ARROW STRIPING. CONTRACTOR TO PROVIDE SHOP DRAWING OF PAVEMENT MARKINGS FOR APPROVAL PRIOR TO INSTALLATION
	PROPOSED PRIVATE SIDEWALK
	PROPOSED TRASH ENCLOSURE AND STORAGE AREA (REF. ARCH PLANS)
	PROPOSED UTILITY STRUCTURE
	PROPOSED PYLON SIGN (BY SEPARATE PERMIT)
	PROPOSED BUILDING OVERHANG (TYP.)
	PROPOSED MENU BOARD CANOPY
	PROPOSED "DRIVE THRU" STRIPING. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF PAVEMENT MARKINGS FOR APPROVAL PRIOR TO INSTALLATION.
	EXISTING PUBLIC SIDEWALK

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL CONSTRUCTION DRAWINGS FOR EXACT BUILDING DIMENSIONS. REFER TO LANDSCAPE ARCHITECT'S PLANS FOR DIMENSIONS AND DETAIL OF HARDSCAPE.
3. ALL CURB RADII ARE 3 FEET UNLESS DIMENSIONED OTHERWISE.
4. BUILDING, MECHANICAL EQUIPMENT AND SIGNS ARE SHOWN HEREON FOR REFERENCE ONLY. REFER TO CONSTRUCTION PLANS OF THOSE ITEMS FOR LOCATIONS AND DIMENSIONS.
5. ALL CONSTRUCTION SPECIFICATIONS WITHIN CITY RIGHT-OF-WAY AND EASEMENTS SHALL COMPLY WITH CITY OF NORTH LITTLE ROCK STANDARDS. PRIOR APPROVAL TO USE ANY NON-STANDARD MATERIAL IS REQUIRED.
6. THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN FEMA FLOODZONE "X", AREA OF MINIMAL FLOOD HAZARD, FEMA PANEL 05119C0344G, EFF. 7/8/2015.

OWNER INFO:
AMPLER DEVELOPMENT
CONTACT: NICK BOYLE

CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.



Know what's below.
Call before you dig.

SITE PLAN REVIEW

DIMENSION CONTROL PLAN

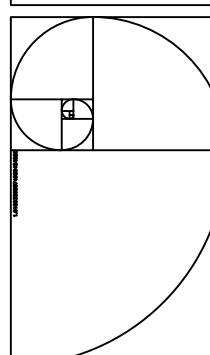
Church's Chicken-Site Plan Review
 Pershing Blvd @ Pike Ave
 North Little Rock AR 72114



Kimley»»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
1251 SADLER EAST DRIVE,
BLDG K, STE 3200,
SAN MARCOS, TX 78666
PHONE : 512-566-4457
WWW.KIMLEY-HORN.COM TBP# FIRM NO. 928

September 25, 2026



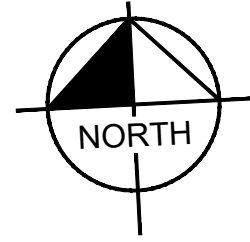
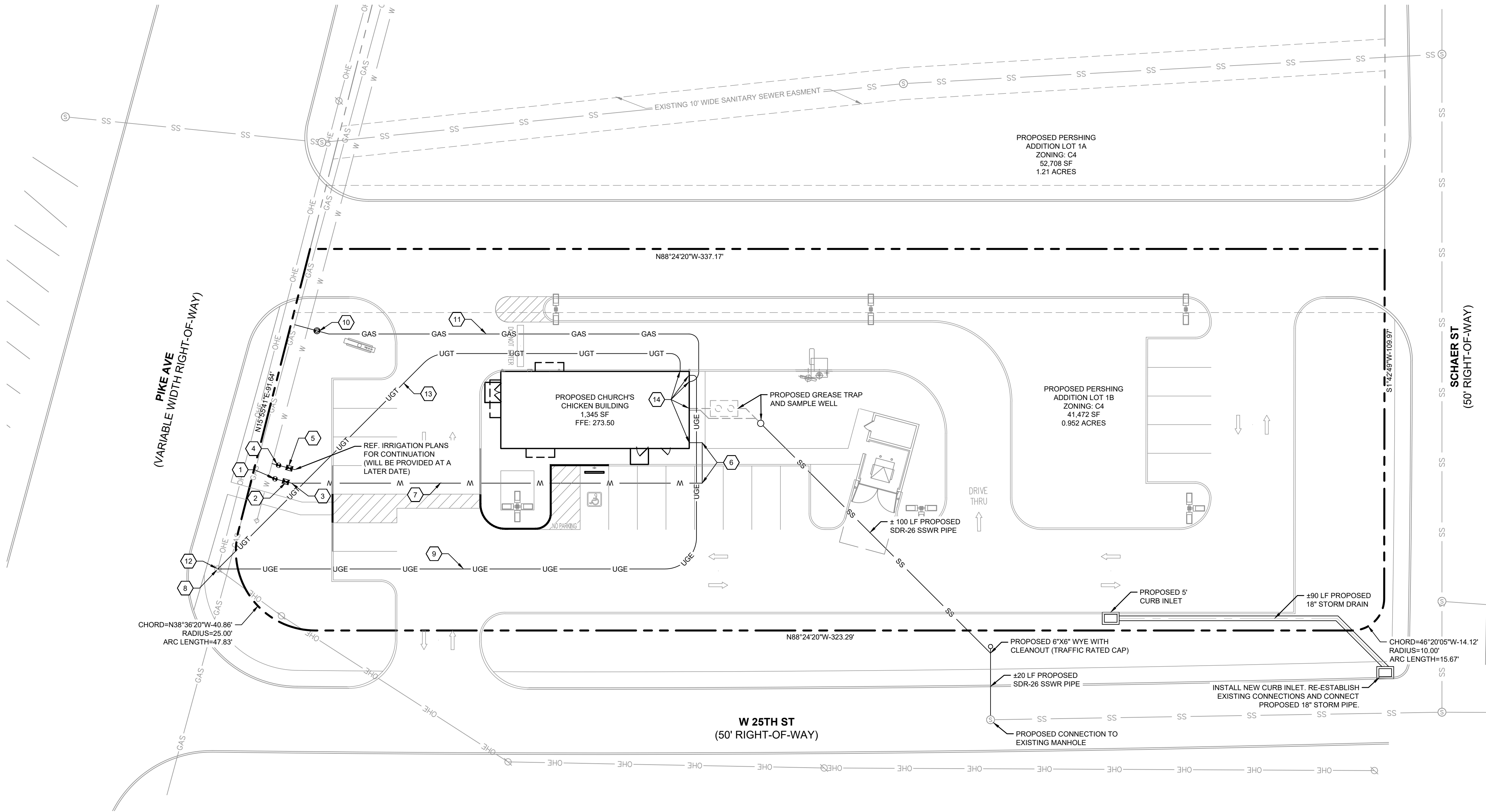

Charles
William
Pope
& Associates
ARCHITECTURE, PLANNING
224 GARDENVIEW, SAN AN

DATE: 09.25.26
JOB NO: 068693655
DRAWN BY:
SHEET NUMBER:

2.1.1

FILE NAME: K:\SMA_Civil\XXXXXXXX-Church's Chicken-North Little Rock\AR\CAD\PlanSheets\C-U-TL.dwg
DESCRIPTION: F:\urn_jake September 25, 2026 01:10:24pm
DRAWING SCALE: 1"=40'
SCALE FACTOR: 1

A B C D



GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

SS	PROPOSED SANITARY SEWER LINE
W	PROPOSED WATER LINE
GAS	PROPOSED GAS LINE
UGE	PROPOSED UNDERGROUND ELECTRIC LINE
UGT	PROPOSED UNDERGROUND COMMUNICATION LINE
SS	EXISTING SANITARY SEWER LINE
W	EXISTING WATER LINE
GAS	EXISTING GAS LINE
OHE	EXISTING OVERHEAD ELECTRIC LINE
UGF	EXISTING UNDERGROUND FIBER LINE
O	PROPOSED CLEANOUT
B	PROPOSED BACKFLOW PREVENTER
M	PROPOSED WATER METER
V	PROPOSED WATER VALVE
G	PROPOSED GAS METER
S	EXISTING SANITARY SEWER MANHOLE
U	EXISTING UTILITY POLE
ST	PROPOSED STORM STRUCTURE
FD	PROPOSED FIRE HYDRANT

WATER KEY NOTES

1. INSTALL: 1 - 1.5" TAPPING SLEEVE AND 1.5" DOMESTIC METER
2. INSTALL: 1 - 1.5" RPZ BACKFLOW PREVENTER (WEATHERPROOF AT OWNERS DIRECTION)
3. INSTALL: 1 - 1.5" 11.25" BEND
4. INSTALL: 1 - 1" TAPPING SLEEVE AND 1" IRRIGATION METER
5. INSTALL: 1 - 1" RPZ BACKFLOW PREVENTER (WEATHERPROOF AT OWNERS DIRECTION)
6. INSTALL: 1 - 1.5" 90° BEND
7. ±155 LF 1.5" WATERLINE

ELECTRIC KEY NOTES

8. PROPOSED ELECTRIC POINT OF CONNECTION. CONTRACTOR TO COORDINATE WITH ENTERGY UTILITIES (DEVON KATAYAMA, 870-489-1768, DKATAYA@ENTERGY.COM) PRIOR TO CONSTRUCTION
9. PROPOSED ±210 LF SECONDARY ELECTRIC LINE. CONTRACTOR TO COORDIANTE WITH ENTERGY UTILITIES (DEVON KATAYAMA, 870-489-1768, DKATAYA@ENTERGY.COM) PRIOR TO CONSTRUCTION

GAS KEY NOTES

10. PROPOSED GAS CONNECTION AND METER FOR PRIVATE GAS SERVICE. CONTRACTOR TO COORDINATE WITH SUMMIT UTILITIES (JONI BATES, 501-377-4558) PRIOR TO CONSTRUCTION.
11. PROPOSED ±136 LF GAS LINE. CONTRACTOR TO COORDIANTE WITH SUMMIT UTILITIES (JONI BATES 501-377-4558) PRIOR TO CONSTRUCTION

COMMUNICATIONS KEY NOTES

12. PROPOSED COMMUNICATION POINT OF CONNECTION. CONTRACTOR TO COORDIANTE WITH ATT (888-923-6685) PRIOR TO CONSTRUCTION.
13. PROPOSED ±178 LF UNDERGROUND COMMUNICATION LINE. CONTRACTOR TO COORDIANTE WITH ATT (888-923-6685) PRIOR TO CONSTRUCTION

MISCELLANEOUS KEY NOTES

14. CONNECT TO BUILDING (REF. MEP PLANS FOR CONTINUATION)

NOTES

1. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE UNLESS NOTED OTHERWISE.
2. REFERENCE WATER AND WASTEWATER NOTES ON SHEET 2.5.1 FOR ADDITIONAL REQUIREMENTS.
3. CONTRACTOR TO FIELD VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF FIELD CONDITIONS VARY.
4. REFERENCE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY TIE-IN LOCATIONS AT BUILDING.
5. REFERENCE SHEETS 2.5.3 AND 2.5.4 FOR WATER AND SEWER STANDARD DETAILS.
6. CONTRACTOR SHALL VERIFY ALL UNKNOWN UTILITY LINES AND CONTACT ENGINEER PRIOR TO CONSTRUCTION.

OWNER INFO:
AMPLER DEVELOPMENT
CONTACT: NICK BOYLE

CAUTION!!

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Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
12515 KIMLEY-HORN DRIVE
SAN MARCOS, TX 78666
PHONE: 512-596-2457
WWW.KIMLEY-HORN.COM TSP#EPRM NO. 928

September 25, 2026

Charles William Pope & Associates
ARCHITECTURE PLANNING CONSULTING
2224 GARDENVIEW, SAN ANTONIO, TX. 78213

DATE: 09.25.26
JOB NO: 068693655
DRAWN BY:
SHEET NUMBER:

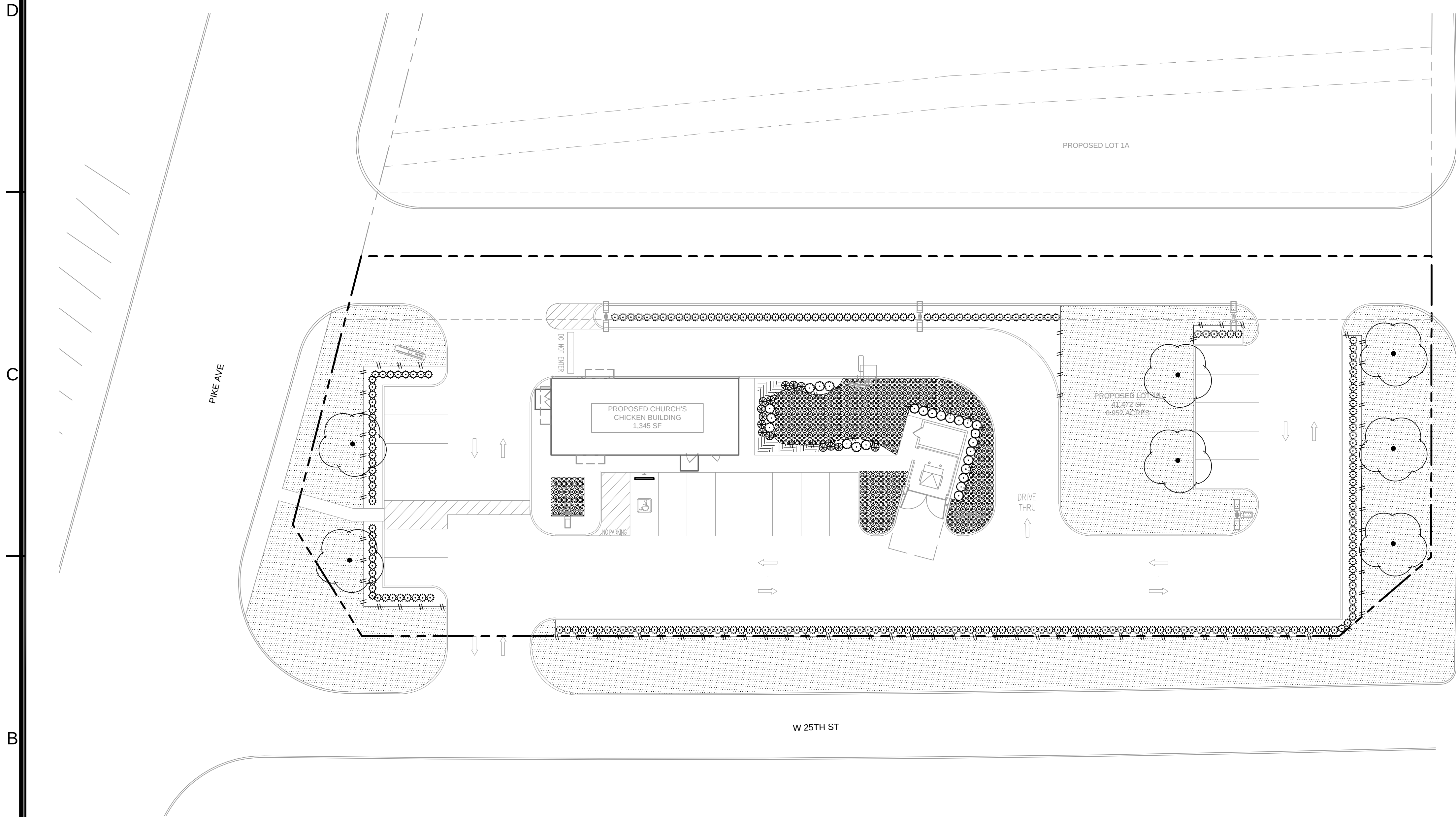
2.2.1

SITE PLAN REVIEW

SITE UTILITY PLAN

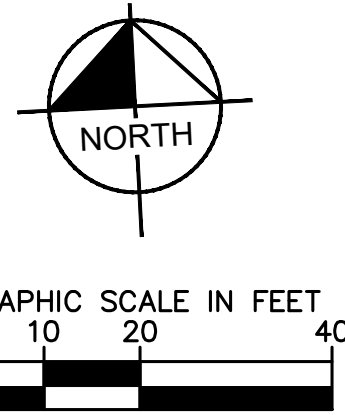
Church's Chicken-Site Plan Review
Pershing Blvd @ Pike Ave
North Little Rock, AR 72114

FILE NAME: K:\SMA_Civil\XXXXXXXX-Church's Chicken_North Little Rock(AR)\CAD\PlanSheets\Landscape\LP1.00.dwg
DESCRIPTION:Greggo, Edgor September 24, 2026 05:32:32pm
DRAWING SCALE: 1"=40'-0"
SCALE FACTOR: 1



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	CAL	SIZE	REMARKS
TREES							
	QC	7	QUERCUS COCCINEA / SCARLET OAK	B & B	3" CAL.	12' - 14' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
SHRUBS							
	JC	14	JUNIPERUS CHINENSIS 'DANIEL'S DWARF' / CHINESE JUNIPER	CONT.	24" HT.	30" O.C.	FULL AND MATCHING
	IN	241	ILEX VOMITORIA 'NANA' / DWARF YAUPO	CONT.	12"-18" HT.	30" O.C.	FULL AND MATCHING
	IJ	16	ILEX CRENATA 'SKY POINTER' / JAPANESE HOLLY	CONT.	18" HT.	36" OC	FULL AND MATCHING
	AK	9	ABELIA X GRANDIFLORA 'KALEIDOSCOPE' / KALEIDOSCOPE ABELIA	CONT.	24" HT.	36" OC	FULL AND MATCHING
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS
GROUND COVERS							
	LG	96	LIRIOPE MUSCARI / 'BIG BLUE' LILY TURF	CONT.	12" HT.	12" O.C.	FULL AND MATCHING
AGGREGATE							
	RR	1,644 SF	RIVER ROCK / DEL RIO PEBBLE	N/A	N/A	N/A	3"-5" COBBLE SIZE, LOCALLY SOURCED.
TURF/GRASSES							
	SOD	15,282 SF	CYNODON DACTYLON 'TIFWAY' / TIFWAY BERMUDA GRASS	N/A	N/A	N/A	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS.



LANDSCAPE NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION AND MUST BE REPLACED WITHIN 30 DAYS WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
- FINAL FINISH GRADING SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
- SEEDING SHALL OCCUR IMMEDIATELY FOLLOWING SLOPES/GRADING ESTABLISHMENT, PER OWNER REQUEST.
- CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. ALL PLANT QUANTITIES ARE LISTED FOR INFORMATION PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SHOWN ON THE PLANS AND SPECIFIED IN THE PLANT SCHEDULE.
- CONTRACTOR TO PROVIDE STEEL LOGGING BETWEEN ALL PLANTING BEDS AND TURF AREAS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS GIVEN IN THE PLANT SCHEDULE, PLANTING DETAILS, AND PLANTING SPECIFICATIONS.
- ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS AS INDICATED IN THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
- CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
- ALL PLANTING AREAS SHALL RECEIVE SOIL AMENDMENTS.
- PLANT MATERIAL SHALL BE PRUNED PER PLANTING DETAILS UNLESS OTHERWISE NOTED ON DRAWINGS.
- PLANTING AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
- ALL LIVE STABILIZED SOIL AND INORGANIC SELECT FILL FOR BUILDING OR PAVING CONSTRUCTION SHALL BE REMOVED FROM ALL PLANTING BEDS TO A MINIMUM DEPTH OF 24" UNLESS OTHERWISE NOTED. REPLACE MATERIAL REMOVED WITH IMPORTED TOPSOIL.
- TREES OVERHANGING PEDESTRIAN WALKS AND WITHIN VISIBILITY TRIANGLES AS NOTED ON THE PLANS SHALL BE LIMBED TO A HEIGHT OF SEVEN FEET (7'). TREE OVERHANGING PUBLIC STREETS AND FIRELANES SHALL BE LIMBED TO A HEIGHT OF FOURTEEN FEET (14').
- TREES PLANTED NEXT TO ACCESSIBLE ROUTES AND ACCESSIBLE AREAS SHALL BE LIMBED TO 7'6" (80" MIN.) AFF.
- ALL PROPOSED TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM AS SHOWN IN THE PLANTING DETAILS AND SPECIFICATIONS. NO ABOVE-GROUND STAKING SYSTEMS, GUY WIRES/WIRES, HOSES, STRAPS, POSTS (METAL OR WOOD) SHALL BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.

City of North Little Rock - Code of Ordinances

Church's Chicken - Zoned: C-4 - Services and Trades District

Site Area: 41,472 SF (0.95 Acres)

7.2.1- Parking Lot Shading	Required	Provided
B. Trees shall be planted at one (1) tree per six (6) parking spaces 19 spaces / 6 = 3 trees	3 Trees	3 Trees
G. All trees located within the parking area shall be planted in curbed landscape islands. The minimum size of a curbed landscape island, per tree, shall be at least eight (8) feet wide and at least eighteen (18) feet deep.	YES	Due to site constraints, the parking islands could not be configured at 8' x 18'; however, they provide equivalent square footage to provide adequate space for healthy tree growth.
7.2.2- Landscaping Strips	Required	Provided
A. Landscape strips shall be required along all front, side, and rear yards adjacent to parking areas, driveways, or vehicle maneuvering areas.	YES	YES
B. A continuous screen of shrubs shall be required for any landscape strip adjacent to any parking area. 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 and shall be irrigated by an automatic underground irrigation system.	YES	YES
C. Ground covers from Table J, 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.	YES	YES
7.2.3- Street Trees	Required	Provided
A. 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. Pershing Blvd: 130 feet / 30 = 5 trees Pike Ave: 132 feet / 15 (Overhead Electric Utilities) = 9 trees	YES	Trees provided along Pershing Blvd. Due to the narrow 3.8-foot landscape bed and visibility constraints along Pike Avenue, ornamental trees are not feasible; a continuous screen of 50 shrubs is provided.

NOTE:
ALL TURF AND PLANT MATERIAL SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

BENCHMARK LIST

- TBM#1 SET NAIL IN CONCRETE
NORTHING: 162657.09
EASTING: 1228610.22
ELEV = 284.49'
- TBM#2 SET CENTERPUNCH HOLE ON TRAFFIC POST
METAL BASE
NORTHING: 162591.73
EASTING: 1228822.47
ELEV = 281.04'

CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.



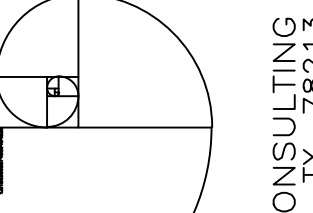
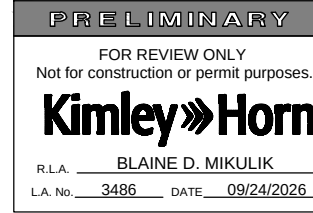
LANDSCAPE PLAN

Church's Chicken-Site Plan Review
PIKE PLAZA SHOPPING CENTER - Tract 2A, Plat Book 8, Page 55
North Little Rock, AR 72114



Kimley»Horn

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Charles William Pope
& Associates
ARCHITECTURE, PLANNING, CONSULTING
224 GARDENVIEW, SAN ANTONIO, TX. 78213

DATE: 09.24.26
JOB NO: 068693656
DRAWN BY:
SHEET NUMBER:

LP 1.00

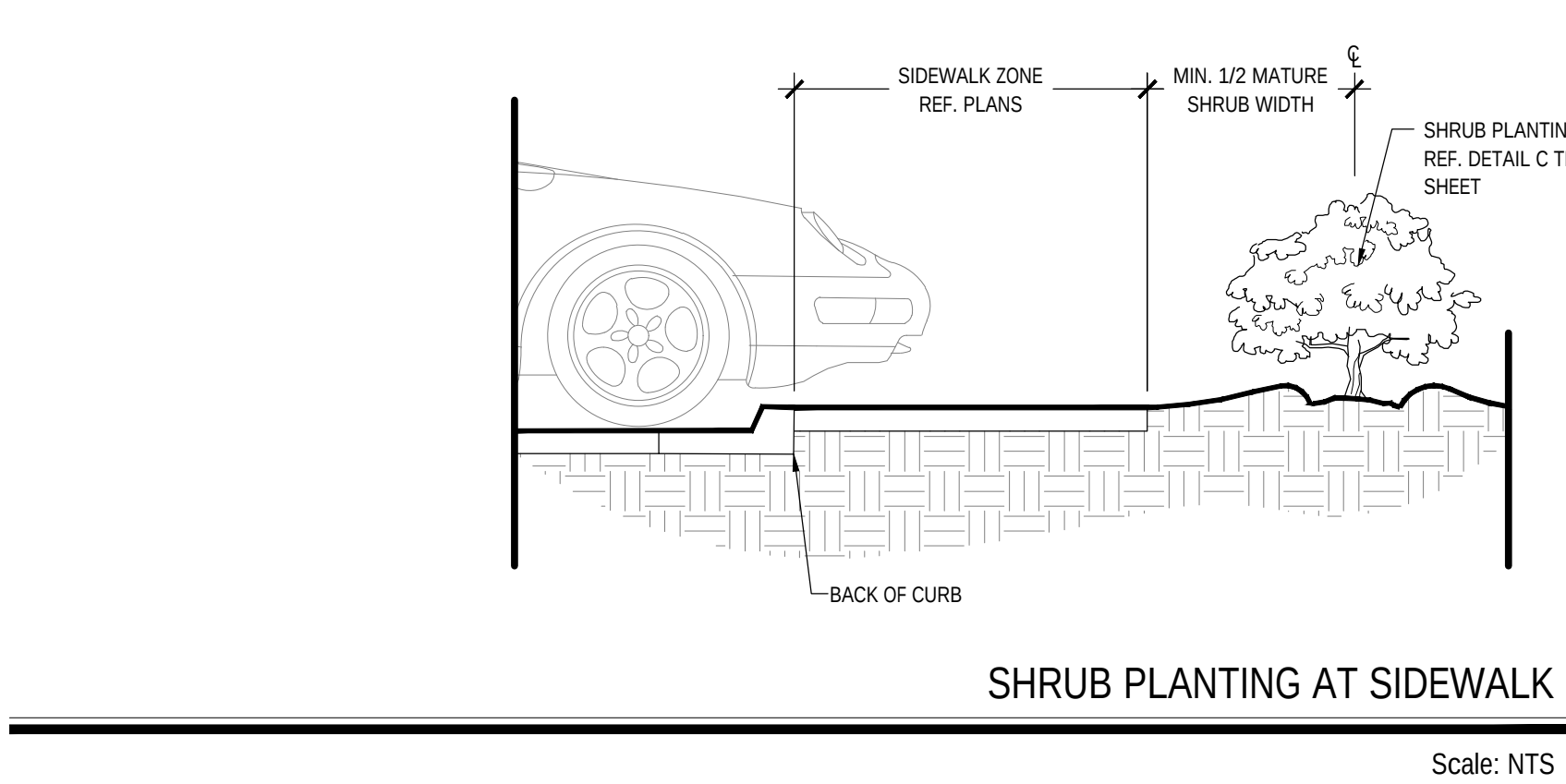
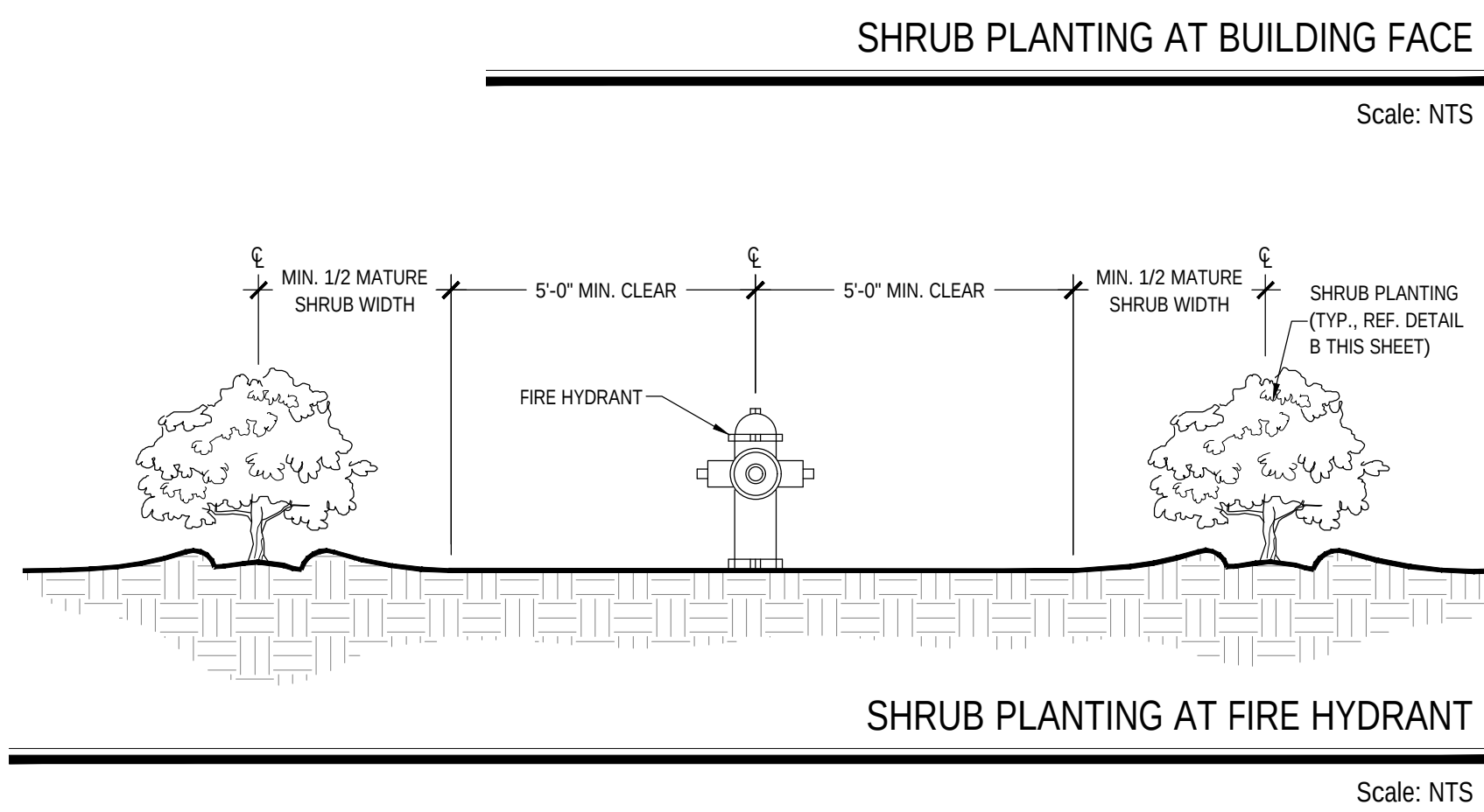
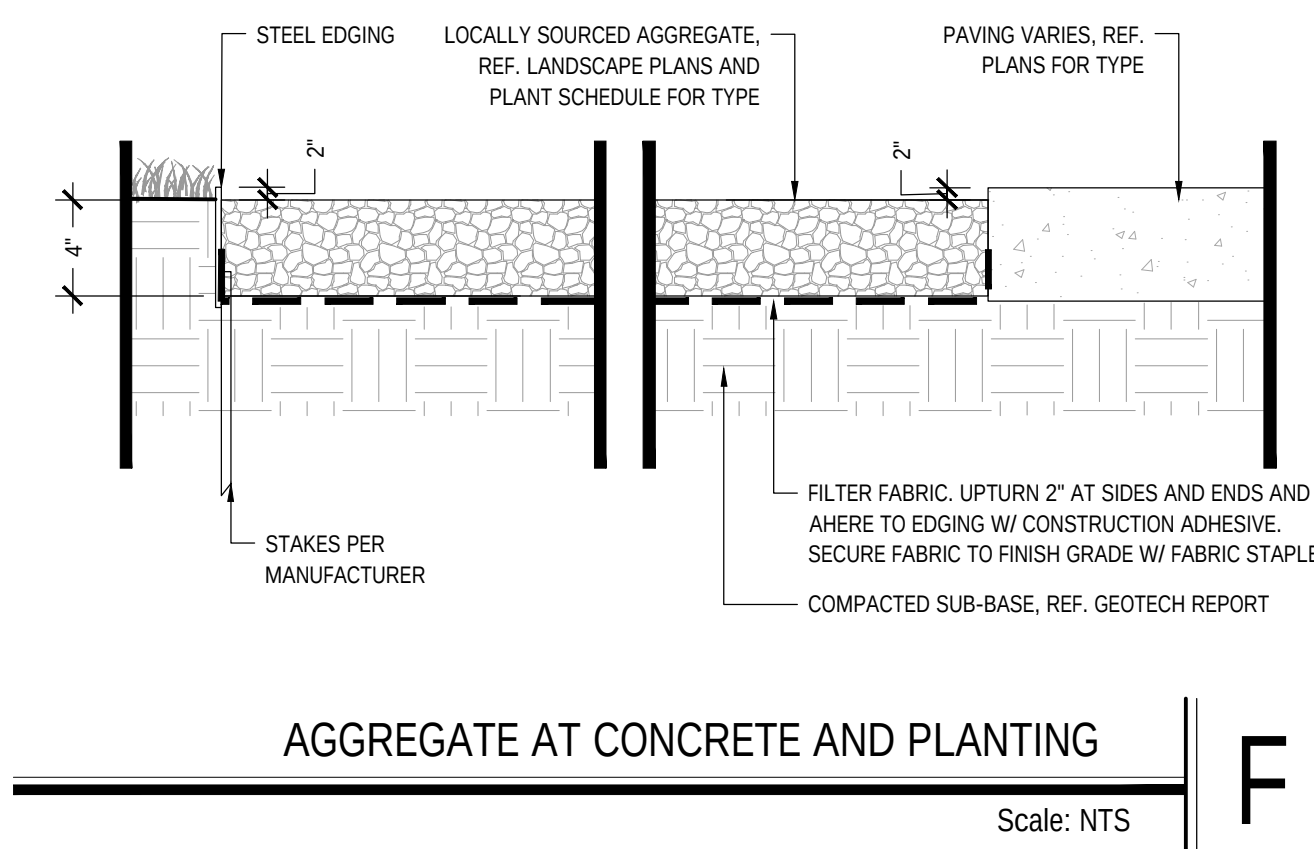
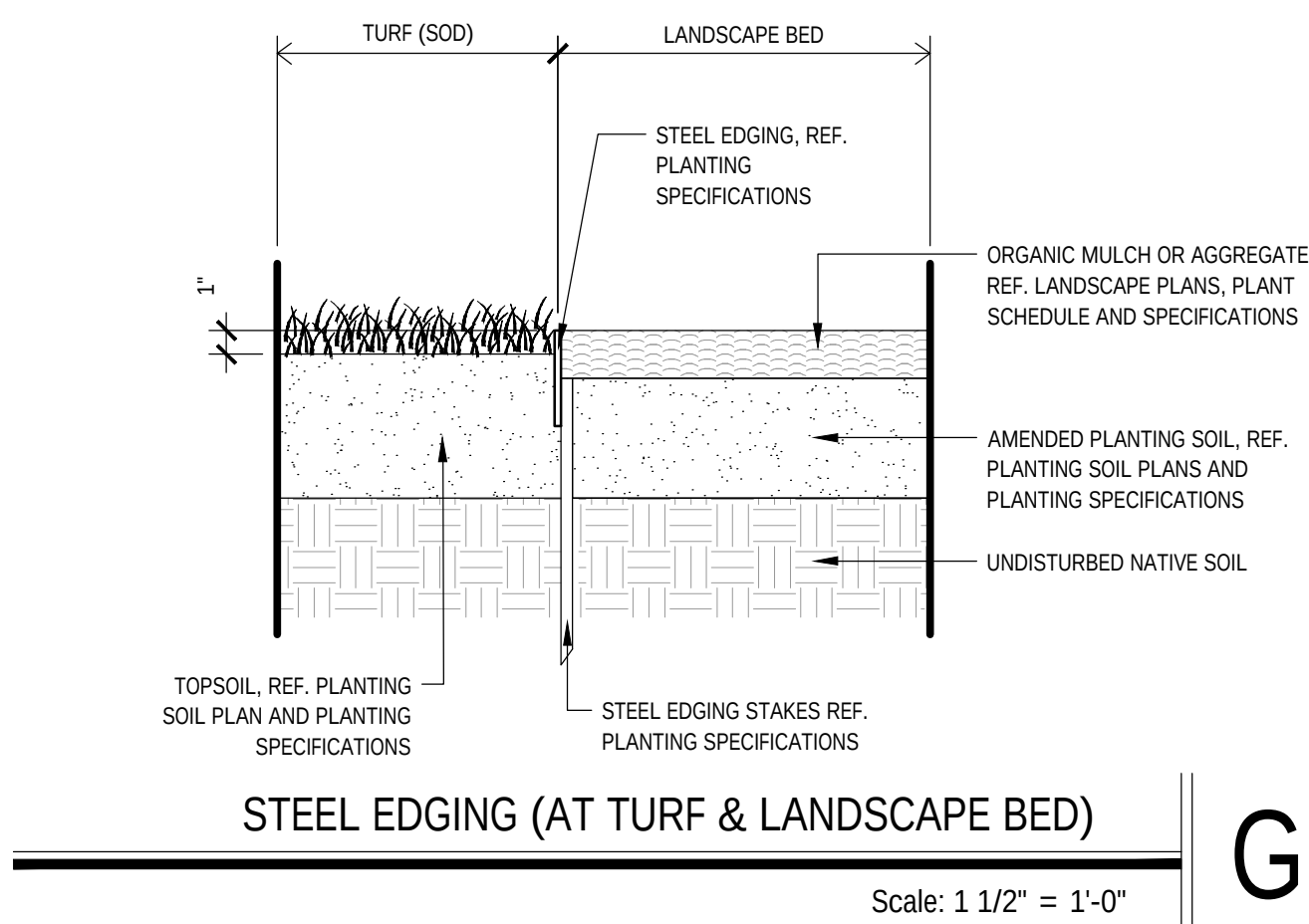
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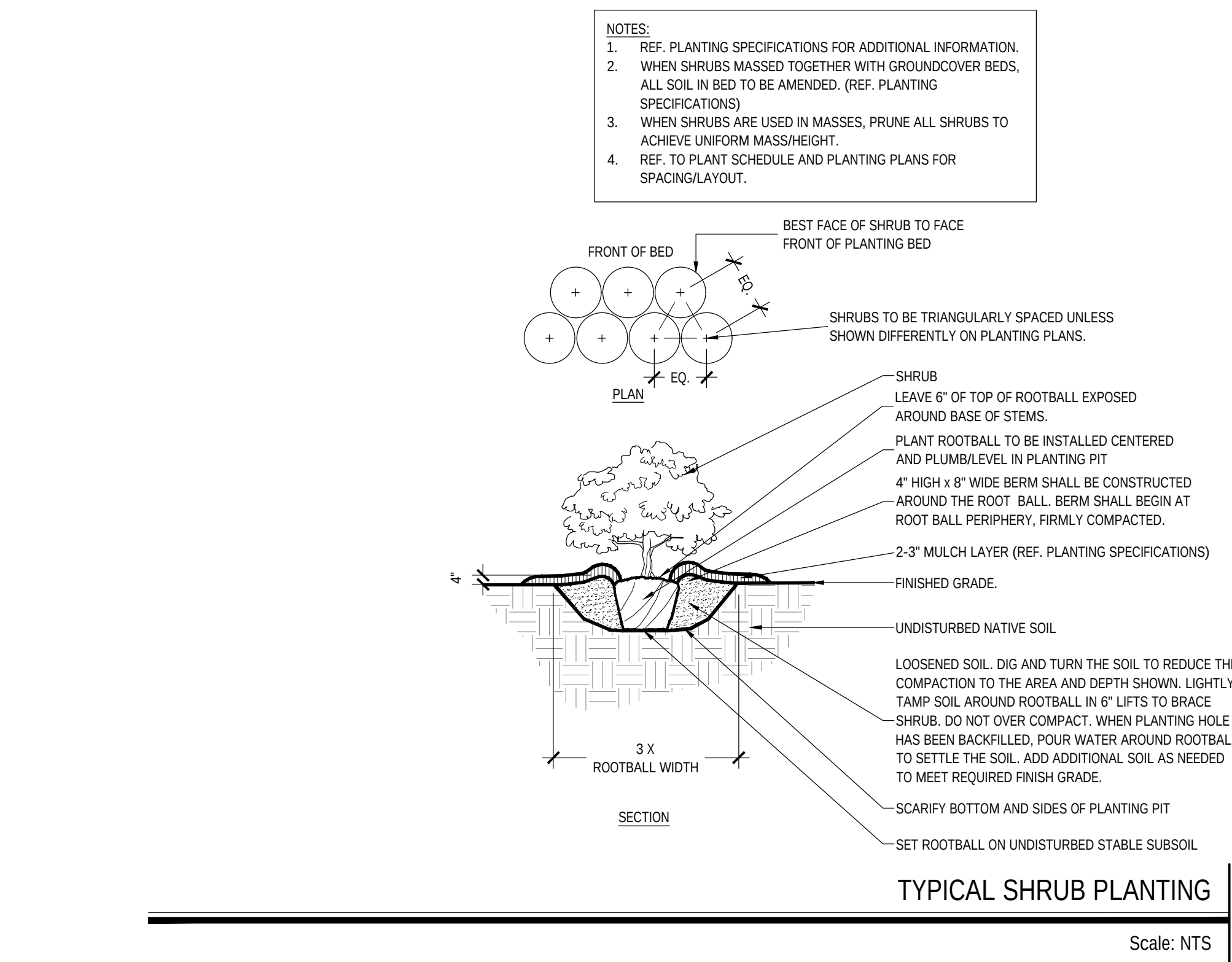
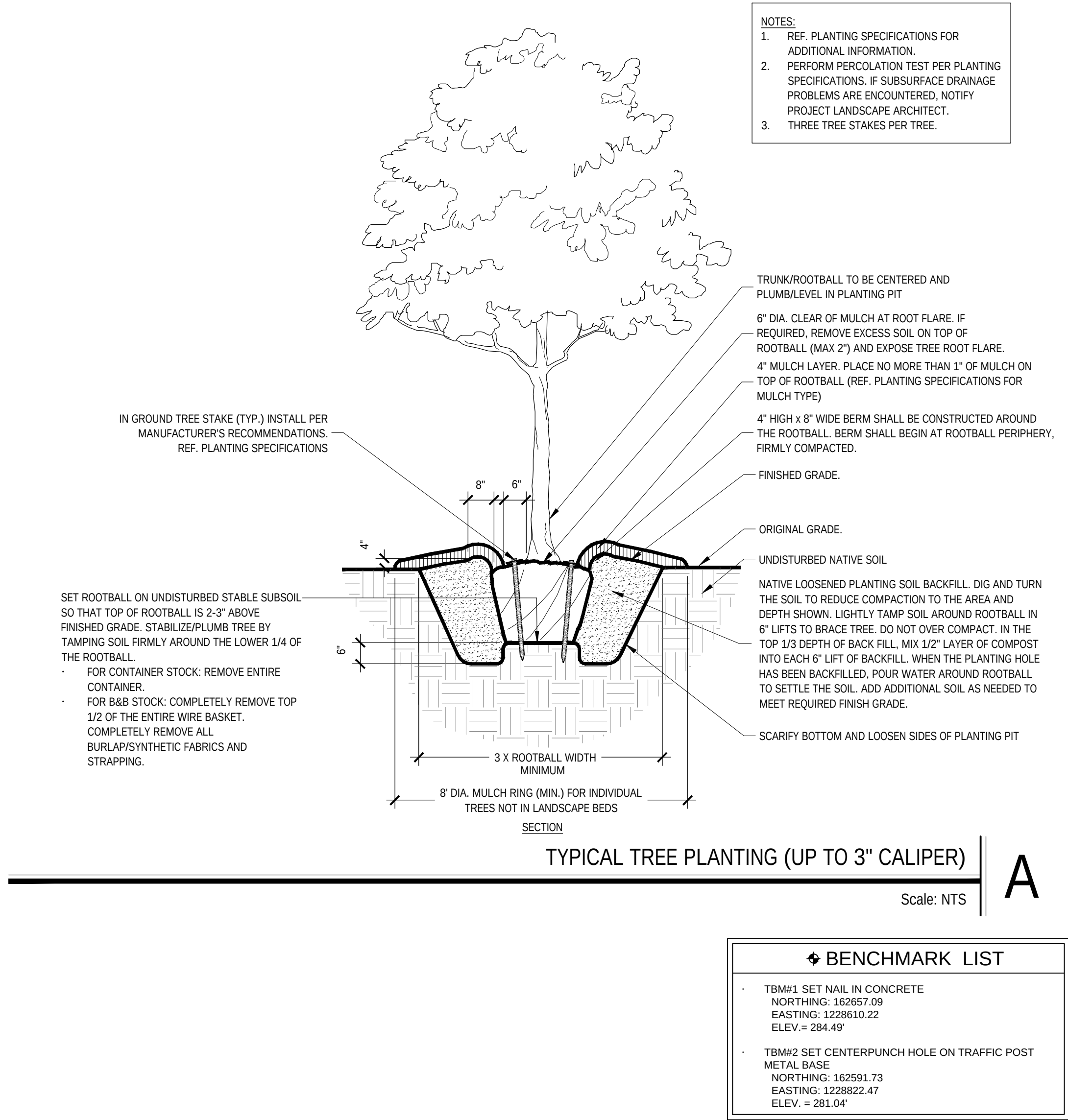
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811 Know what's below.
Call before you dig.

FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.L.L.C. BLAINE D. MUKULIK
L.A. No. 3488 DATE 09/24/2026

Charles William Pope & Associates
ARCHITECTURE PLANNING CONSULTING
224 GARDENVIEW, SAN ANTONIO, TX. 78213

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LANDSCAPE DETAILS
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