



CONSULTING ENGINEERS

September 28, 2026

Shawn Spencer
Planning Department
700 W. 29th Street
North Little Rock, AR 72114

RE: Preliminary Plat and Site Plan Review
Lot 1, Fibrebond LLC Subdivision
Fibrebond LLC
A Louisiana Limited Liability Company

AFJMc #25-099

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. We are requesting both the preliminary plat and site plan be accepted for review simultaneously.

The owner is requesting review and approval of the attached documents to allow the construction of a manufacturing facility. We will be sending our detention calculations to the City Engineer for separate review.

The owner is requesting a variance of the: (1) parking lot trees requirement, (2) street trees requirement, (3) landscape strips requirement, and (4) front yard maximum fence height [request 8 foot maximum].

Enclosed please find a check for \$450 to cover the preliminary plat fee (\$250) and the site plan review fee (\$200).

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

Sincerely,

AILLET, FENNER, JOLLY & McCLELLAND, INC.

Scott M. Hughes, PE

Enclosures: Drawings (8 sets), Check List (8), Flash Drive (1)

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) | ☒ 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 Total acreage of subdivision |
| | ☒ 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

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

Required Items if applicable:

- | |
|---|
| ☒ 32 Municipal, County or Section lines |
| ☐ 33 Phase map, if staging is planned |
| ☐ 34 Storm water detention easement |
| ☒ 35 Other easements SW Bell Easement |
| ☒ 36 Natural features |
| ☐ 37 Cultural features |
| ☐ 38 Linear feet of new streets |

Preliminary Plat Fees = \$250

Replat Fees = \$250

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 (N/A) |
| | ☒ 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 (Ref. Preliminary Plat) | ☒ 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 (Provided at a later date w/Const. Plans) |
| ☒ 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 (Provided at a later date w/Const. Plans) |
| ☒ 18 Street centerlines with right-of-way widths | ☐ 44 Other easements (Provided at a later date w/Const. Plans) |
| ☒ 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

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?

Yes

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)?

Yes

If yes, provide FEMA Flood Insurance Rate Map (FIRM) with the proposed Project property located on map. (Ref. attached FIRM Panel 05119C0390G)

For proposed project within FEMA floodplain Zone AE, provide elevation of FEMA 100-year floodplain ²⁴⁴_____.

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

Per National Wetland Inventory, there is 0.18 acres of wetland in the NW quadrant of the property. There is no planned development in that area at this time.

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

N/A

If not, explain.

No sidewalk is present along US 70. Sidewalks are provided on the site where necessary.

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?

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?

No

Grading plan will be provided prior to land disturbance on property.

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

Yes

Preliminary fire water, domestic water, and sewer line locations are indicated.
Final layout to be provided on final design plans.

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

Yes

Extension of water, sewer, gas, and electric utilities to the site is required.
Location of these lines is under development by the utility owners.

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.

LOT 1: MAIN EMPLOYEE PARKING LOT:
1,013 TOTAL SPACES
993 STANDARD STALLS
20 HANDICAP (ADA) STALLS

LOT 2: VISITOR PARKING LOT:
61 TOTAL SPACES
58 STANDARD STALLS
3 HANDICAP (ADA) STALLS

LOT 3: STEEL FAB. & ASSEMBLY OFFICE PARKING LOT:
14 TOTAL SPACES
13 STANDARD STALLS
1 HANDICAP (ADA) STALLS

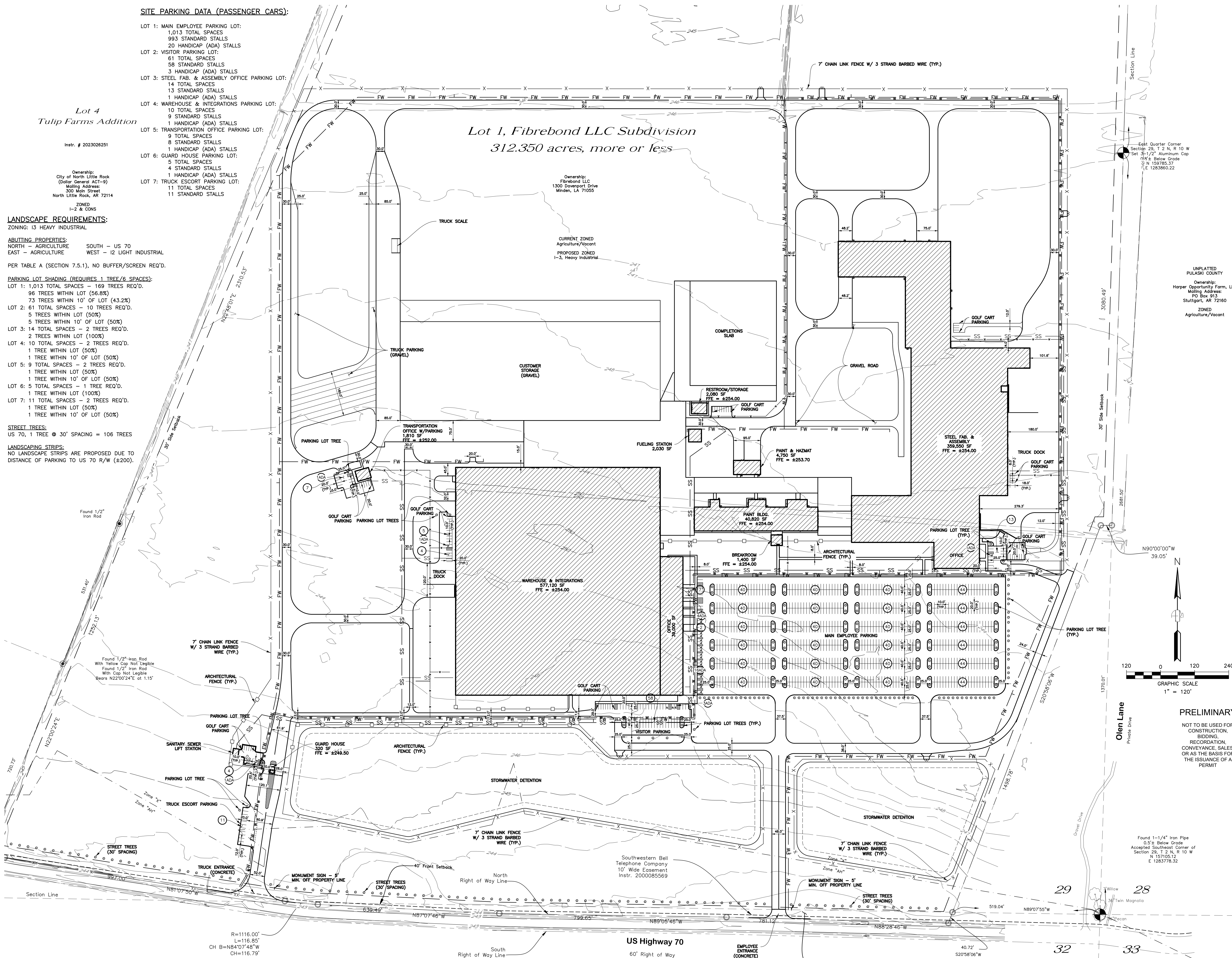
LOT 4: WAREHOUSE & INTEGRATIONS PARKING LOT:
10 TOTAL SPACES
9 STANDARD STALLS
1 HANDICAP (ADA) STALLS

LOT 5: TRANSPORTATION OFFICE PARKING LOT:
9 TOTAL SPACES
8 STANDARD STALLS
1 HANDICAP (ADA) STALLS

LOT 6: GUARD HOUSE PARKING LOT:
5 TOTAL SPACES
4 STANDARD STALLS
1 HANDICAP (ADA) STALLS

LOT 7: TRUCK ESCORT PARKING LOT:
11 TOTAL SPACES
11 STANDARD STALLS

LANDSCAPING STRIPS:
NO LANDSCAPE STRIPS ARE PROPOSED DUE TO
DISTANCE OF PARKING TO US 70 R/W (±200).



NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Arkansas State Plane North zone (FIPSZONE 0301). The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRM was provided by the State of Arkansas Geographic Information Office and the Pulaski Area Geographic Information System (PAGIS).

This map may reflect more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to confirm to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or deannexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

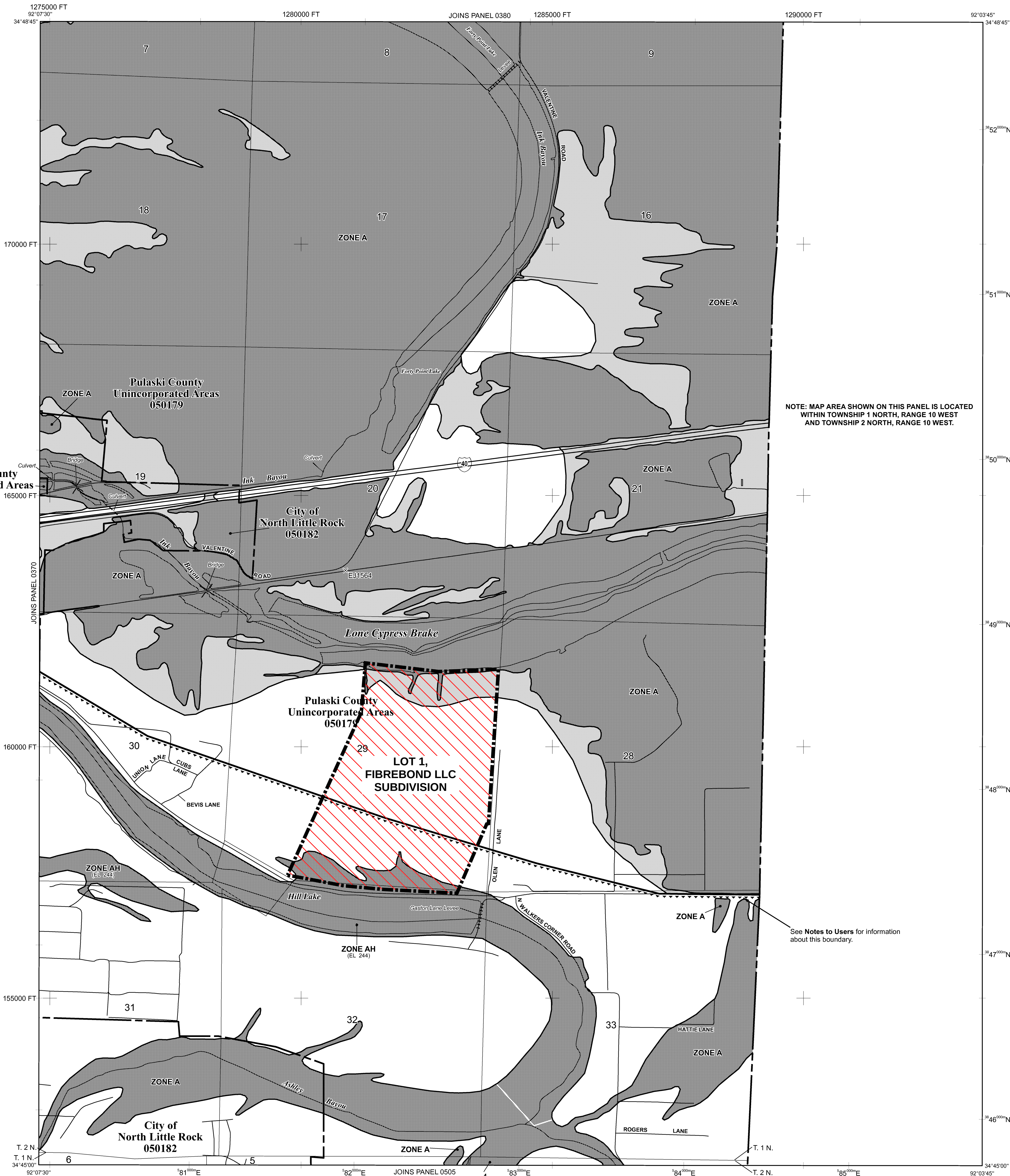
For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map**, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange (FMIX) at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/business/mfp>.

ATTENTION: The levee, dike, or other structure that impacts flood hazards inside this boundary has not been shown to comply with Section 65.10 of the NFIP Regulations. As such, this FIRM panel will be revised at a later date to update the flood hazard information associated with this structure.

The flood hazard data inside this boundary on the FIRM panel has been republished from the previous effective (historic) FIRM for this area, after being converted from NGVD 29 to NAVD 88.

Pulaski County
Unincorporated Areas
050179



NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED
WITHIN TOWNSHIP 1 NORTH, RANGE 10 WEST
AND TOWNSHIP 2 NORTH, RANGE 10 WEST.

See Notes to Users for information
about this boundary.

LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equalled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, AV, V, and VE. The Base Flood Elevation is the watersurface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevations determined.
ZONE AE Base Flood Elevations determined.
ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently identified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE AR9 Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increase in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

Legend:
Floodplain boundary
Floodway boundary
Zone D boundary
CBRS and OPA boundary
Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
Limit of Moderate Wave Action
Base Flood Elevation line and value; elevation in feet*
(EL 987)
Base Flood Elevation value where uniform within zone; elevation in feet*
* Referenced to the North American Vertical Datum of 1988
Cross section line
Transect line
Culvert, Flume, Penstock or Aqueduct
Road or Railroad Bridge
Footbridge
Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
1000-meter Universal Transverse Mercator grid values, zone 15
5000-foot grid values: Arkansas State Plane coordinate system, North zone (FIPSZONE 0301), Lambert Conformal Conic projection
Bench mark (see explanation in Notes to Users section of this FIRM panel)
River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index
EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
July 6, 2015
EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.
To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 1000'
500 0 1000 2000
300 0 300 600
FEET
METERS

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0390G

FIRM

FLOOD INSURANCE RATE MAP

PULASKI COUNTY,
ARKANSAS
AND INCORPORATED AREAS

PANEL 390 OF 635

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
NORTH LITTLE ROCK, CITY OF	050182	0390	G
PULASKI COUNTY	050179	0390	G

Notice to User: The **Map Number** shown below should be used when placing map orders. The **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
05119C0390G

EFFECTIVE DATE
JULY 6, 2015

Federal Emergency Management Agency