

January 22, 2026
MEETING DATE



AGENDA

MAUMELLE PLANNING COMMISSION

REGULAR MEETING

CITY HALL - CITY COUNCIL CHAMBERS

550 EDGEWOOD DR., MAUMELLE AR, 72113

DEPARTMENT OF PLANNING &
PERMITS
550 EDGEWOOD DR.
planning@maumelle.org
501.851.2500

January 22, 2026; 6:30 PM

CALL TO ORDER

ANNOUNCEMENTS

GENERAL ANNOUNCEMENTS:

1. Two applicants for PC Appointment. Chairman Johnson and Commissioner Ray have not renewed.

STAFF REVIEWED ITEMS:

1. SUB-25-10 Replat of Lot 244R CCA extension of lot line.

APPROVAL OF MINUTES

December 18, 2025

PUBLIC COMMENTS ON NON-AGENDA ITEMS

OPEN OF PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

1. MSP-26-1 | MILLWOOD / ODOM MSP AMEND

Amendment to re-align Millwood Cir South to connect with Odom at Lake Valley Dr., and have Millwood Cir North connect at a T. Also to downgrade a section of Odom from Arterial to Collector.

- **Location:** Odom Blvd

- **Applicant Representative:** Scott Grummer, City of Maumelle
a) Proposed Amendment to the Master Street Plan

2. SUB-25-9 | CCA-15 Development Plan

A revised preliminary plat showing re-alignments of roadways, preliminary development plan and landscape plan for entire development. Elevations will be provided on a per development basis.

- **Location:** 12800 Maumelle Blvd

- **Applicant Representative:** Mark Redder, Holloway Engineering
a) Preliminary Development Plan
b) Proposed Preliminary Plat
c) Proposed Landscape Plan

CLOSE PUBLIC HEARING

CITY COUNCIL LIASON REPORTS:

January 5, 2026 : Commissioner Jones

January 20, 2026 : Commissioner Fulk

NEXT MONTH CITY COUNCIL LIAISON'S

February 2, 2026 : Commissioner Wnek

February 17, 2026 : Vice Chair Gill

ADJOURNMENT



2026 Maumelle Planning Commission Schedule

Application Deadline	Sub-Committee Meeting	Staff Report Published	Planning Commission Meeting
January 2nd, 2026 ¹	January 8 th , 2026	January 16 th , 2026	January 22 rd , 2026
February 5 th , 2026	February 12 th , 2026	February 20 th 2026	February 26th, 2026
March 5 th , 2026	March 12 th , 2026	March 20 th , 2026	March 26 th , 2026
April 2 nd , 2026	April 9 th , 2026	April 17 th , 2026	April 23 rd , 2026
May 7 th , 2026	May 14 th , 2026	May 22 nd , 2026	May 28 th , 2026
June 4 th , 2026	June 11 th , 2026	June 19 th , 2026	June 25 th , 2026
July 2 nd , 2026	July 9 th , 2026	July 17 th , 2026	July 23 rd , 2026
August 6 th , 2026	August 13 th , 2026	August 21 st , 2026	August 27 th , 2026
September 3 rd , 2026	September 10 th , 2026	September 18 th , 2026	September 24 th , 2026
October 1 st , 2026	October 8 th , 2026	October 16 th , 2026	October 22 nd , 2026
October 29 th , 2026	November 5 th , 2026	November 13 th , 2026	November 19th, 2026 ²
November 25th, 2026	December 3rd, 2026	December 11th, 2026	December 17th, 2026²

- Maumelle Planning Commission Sub-Committee Meetings are held on the 2nd Thursday of each month at 5:30 in the Blue Room of Maumelle City Hall, 550 Edgewood Dr, with the exception of December and November

Maumelle Planning Commission meetings are held the 4th Thursday of each month at 6:30pm in the City Council Chambers of Maumelle City Hall, 550 Edgewood Drive, December and November are held generally on the 3rd Thursday

- All applications/submissions are due by 3:00pm on the submission deadline date. The Planning & Permits Department receives submissions for planning and subdivision review via the OpenGov Portal at the following link. [APPLY ONLINE](https://maumellear.viewpointcloud.com). (<https://maumellear.viewpointcloud.com>)
- Incomplete applications will be deferred to another month's agenda. (refer to applications checklists)
- The Planning Commission Meeting date associated with the Application Deadline is the earliest an item can be heard by the Planning Commission if Staff determines that all comments have been addressed.
- All comments on public hearing items, received by noon on the day of the meeting, will be forwarded to the Planning Commission via email. To submit a comment or if you have questions please contact Planning Staff by email at planning@maumelle.org or phone at (501) 851-2500.

1. Due to New Years Holiday on 1st Thursday, Applications will be due Friday, January 2nd
2. Due to Thanksgiving and Christmas Holidays, meeting to be held on 3rd Thursday of the month



- **Ordinance 1097 regarding Planned Unit Developments (PRD/PCD) requires a Community Meeting at least 10 days prior to PC Review of Proposed Plans (Sub-Committee Date). This includes Legal Notices to be posted in a timely manner**

2026 City Council Liaison Schedule

*Subject to Change as Commissioners are Appointed

2026	1st	2nd
January	Jones	Fulk
February	Wnek	Gill
March	Rose	Johnson*
April	Ray*	Jones
May	Fulk	Wnek
June	Gill	Rose
July	Johnson*	Ray*
August	Jones	Fulk
September	Wnek	Gill
October	Rose	Johnson*
November	Ray*	Jones
December	Fulk	Wnek

1. Due to New Years Holiday on 1st Thursday, Applications will be due Friday, January 2nd
2. Due to Thanksgiving and Christmas Holidays, meeting to be held on 3rd Thursday of the month

MINUTES
REGULAR MEETING
CITY OF MAUMELLE PLANNING COMMISSION
DECEMBER 18, 2025 6:30 PM
CITY HALL

COMMISSION MEMBERS PRESENT

Craig Johnson, Chairman
Tracy Gill, Vice- Chair
Mary Wnek, Secretary
Lauren Rose
Alice Fulk
John Jones
Rustyn Ray

COMMISSION MEMBERS ABSENT

None

STAFF MEMBERS PRESENT

Scott Grummer, Director of Planning & Economic
Jason Lyon, Planning & GIS Supervisor
Andrew Thornton, City Attorney

Chairman Johnson called the meeting of the Maumelle Planning Commission to order at 6:30pm.

ANNOUNCEMENTS

Chairman Johnson and Commissioner Ray Terms end January 2026
Kimberly Clark Site Plan Modification- Approved at staff level

APPROVAL OF MINUTES

MOTION:

Commissioner Gill had concern that the October minutes did not reflect his objection to a previously denied variance, arguing that he voted "no" because the developer failed to demonstrate a legitimate hardship for the new project, but after recognizing the current discussion for the record, no further changes were requested of the October minutes.

Commissioner Jones motioned to approve October 2025 Minutes with Commissioner Rose seconding. Motion **PASSED** with a vote of 7-0.

Commissioner Rose motioned to approve November 2025 Minutes with Commissioner Jones seconding. Motion **PASSED** with a vote of 7-0.

OPEN OF PUBLIC HEARING 6:38PM

PUBLIC COMMENTS ON NON-AGENDA ITEMS

OLD BUSINESS

1. CAU-25-4 | Chapter 90 Article 3 Amendment

The proposed amendment would update Chapter 90 in multiple sections to provide clarity on vegetation requirements along Maumelle Boulevard.

-Location: 550 Edgewood Dr

-Applicant Representative: Scott Grummer, City of Maumelle

Director Grummer summarized the staff report dated 12.12.2025, concerning updates to vegetation requirements along Maumelle Boulevard, specifically maintaining a 36-inch height for planting screens despite public requests for 48 inches. The amendment separates industrial, commercial, and residential setbacks, allowing the Planning Commission to reduce commercial setbacks from 50 feet to no less than 25 feet within a Planned Unit District (PUD) based on planning commission review for the specific area. Staff recommended a **DO PASS** to city council. City Attorney Andrew Thornton requested the removal of proposed amendments to penalty sections 90-82 and 90-121, arguing that the existing language is clearer for enforcement. Commissioner Jones thanked the public and staff for their work over several months to modernize the city's 40-year-old code.

Motion:

Commissioner Jones made a motion for a **DO PASS** contingent on striking out changes made on 90-82 and 90-121 with Secretary Wnek seconding. The motion **PASSED** by a vote of 7-0.

2. CAU-25-5 | Code Amendment to Sec. 94-448 Uses allowed in PCD

Proposed code Amendment to section 94-448 regarding permitted uses and conditional use permits, by allowing uses found in C-2 as a conditional use permit for institutional uses, persuant to Sec. 94-353(b)(2).

-Location: 550 Edgewood Dr

-Applicant Representative: Jason Lyon, City of Maumelle

Jason Lyon explained that the amendment clarifies institutional uses within Planned Commercial Districts (PCD), adding assisted living facilities as a conditional use per a previous request from Secretary Wnek. This update ensures that such facilities, which have historically been allowed, are explicitly recognized in the code. Staff recommended a **DO PASS** to the city council.

Motion:

Commissioner Rose made a motion for a **DO PASS** to city council with Commissioner Jones seconding. The motion **PASSED** by a vote of 7-0.

NEW BUSINESS

1. TMP-25-1,TMP -25-2,TMP-25-3 | MODEL HOMES SALES OFFICE

Temporary Use Permits to allow Model Homes Sales Offices for the following subdivisions: The Reserve at Country Club Phase 2-3, Stone Canyon Sub, Cypress Bend Phase 2.

-Location: 550 Edgewood Dr

-Applicant Representative: Jason Lyon, City of Maumelle

Jason Lyon presented requests for temporary use permits for model homes in the Reserve at Country Club (DR Horton), Stone Canyon (DR Horton), and Cypress Bend (Lennar). Staff noted that the city code requires Planning Commission approval for these offices and limits them to 18 months or 80% buildout. The commission briefly discussed the success of existing sales offices and the lack of traffic complaints.

Motion:

a) Temporary Use Permit-303 Cain Trl, DR Horton, Reserve at Country Club

Commissioner Jones moved to **APPROVE** the Temporary Use Permit TMP-25-1 with Vice-Chair Gill seconding. The motion **PASSED** by a vote of 7-0.

b) Temporary Use Permit-110 Stone Canyon Dr, DR Horton, Stone Canyon Sub

Commissioner Fulk moved to **APPROVE** the Temporary Use Permit TMP-25-2 with Commissioner Jones seconding. The motion **PASSED** by a vote of 7-0.

c) Temporary Use Permit-102 Jonathan Dr, Lennar, Cypress Bend Phase 2

Commissioner Rose moved to **APPROVE** the Temporary Use Permit TMP-25-3 with Commissioner Jones seconding. The motion **PASSED** by a vote of 7-0.

2. CAU-25-7 | 94-451 (c)(1)

Discussion on what is allowed upon approval of a preliminary plat or development plan. Clarify language for clearing, grading, installation of public improvements, etc.

-Location: 550 Edgewood Dr

-Applicant Representative: Scott Grummer, City of Maumelle

Director Grummer summarized the staff report dated 11.14.2025, concerning modifications to propose a strict mandate requiring a grading permit for all land disturbances, which can only be issued after final approval of a development plan by the Planning Commission or City Council. New pre-construction requirements include the use of orange construction safety fencing and durable weathering signs to delineate non-clearing buffers, which must be inspected by staff prior to the start of work. Commissioner Jones emphasized that these modifications clarify and streamline "what gets graded and when," ensuring that protective measures remain in place until grading is complete.

Motion:

a) Proposed Code Amendment

Commissioner Jones made a motion for a **DO PASS** to the city council with Commissioner Ray seconding. The motion **PASSED** by a vote of 7-0.

3. SUB-25-15 | CCA Lot 700A-Development Plan Re-Submittal- WITHDRAWN BY APPLICANT

Proposed preliminary development plan and landscape plan for lot 700A, resubmittal after PC denial.

- Location:** 12855 Maumelle Blvd
- Applicant Representative:** Phillip Lewis, Lewis Engineering

Motion:

There was no motion due to item being **WITHDRAWN BY APPLICANT**.

4. RZE-25-5 | Devoe Bend Lakes Estates rezone R-1 to A-1

Proposed zoning amendment from R-1 to A-1 zoning district for 47+/- acres.

- Location:** 10955 Zajac Rd
- Applicant Representative:** Eric Holloway, Holloway Engineering

Jason Lyon summarized the proposed zoning amendment involved rezoning 47 acres on Zajac Road from R1 to A1 (Agricultural), which effectively reduces the potential density of the property compared to surrounding properties. Staff noted this was a new submission under the recently created A1 zoning and was not subject to the 12-month resubmission restriction. Commissioners questioned if previous conditions regarding Zajac Road improvements would remain; staff confirmed that all preliminary plat comments stay in effect. Staff also noted that while some residents called for clarity, there were no public comments in opposition. Staff recommended a **DO PASS** to city council.

Motion:

a) Proposed Amendment to Master Zoning Map

Commissioner Ray made a motion for a **DO PASS** to the city council with Commissioner Jones seconding. The motion **PASSED** by a vote of 7-0.

5. BOA-25-4 (FEN-25-294) | Board of Adjustment for Fence Variance to allow Vinyl Coated Chain Link fence in R-1 district

Applicant proposed black vinyl coated fencing along perimeter of property for estate sized lots. Board of Adjustment needed for fence material.

- Location:** 10955 Zajac Rd
- Applicant Representative:** Eric Holloway, Holloway Engineering

The Applicant requested a variance to use black vinyl-coated chain-link fencing instead of wood picket fencing on the 47-acre property. Commissioners discussed that this material is more appropriate for the area as it allows residents to view nature without the

obstruction of a solid fence. Chairman Johnson asked if Board of Adjustment is required with City Attorney Thornton informed the commission that they did not need to formally convene as the Board of Zoning Adjustment to hear the request, citing Section 14-115 of the city code, which allows applicants to apply directly to the Planning Commission for a variance.

Motion:

a) Fence Variance (FEN-25-294)

Commissioner Fulk made a motion to approve the Fence Variance (FEN-25-294) with Secretary Wnek seconding. The motion **PASSED** by a vote of 7-0.

6. MSP-25-1 | CCA Phase 15 Master Street Plan Amendment

CCA Phase 15 Master Street Plan Amendment referred back by City Council from meeting on 12/1/2025;

2 separate actions for approval: 1. Amendment to have an entry point (54-101) at the Riverland Dr median cut on Maumelle Blvd; 2. Proposed Collector.

-Location: Maumelle Blvd/Riverland Dr

-Applicant Representative: Jason Lyon, City of Maumelle

Jason Lyon explained that the City Council requested this item be split into two parts: moving a curb cut to Riverland Drive and the proposed collector corridor. Staff recommended moving the entry point to Riverland to avoid stacking and bottlenecking on Maumelle Boulevard. Steve Mosley, 16 Riverwood, opposed both the intersection and the collector, citing concerns that a new light at Riverland would cause traffic backups and dangerous blind curves on the boulevard. Genoveva Gilbert, 404 Riverland, expressed strong community opposition, presenting a petition with over 300 signatures. She argued the project would not preserve the neighborhood's character and raised concerns about pedestrian and biker safety. Applicant Representative Roy Andrews acknowledged that a lengthy traffic study and ARDOT approval are required before any work can proceed, and stated the developer is willing to risk the study costs to pursue the Riverland connection. Chairman Johnson and other commissioners debated the necessity of letting engineers perform formal traffic studies rather than making "quasi-amateur" decisions. The Commissioners noted that while public opposition exists, the commission's role is to provide a "gateway" for development based on technical data that will be reviewed by the City Engineer and ARDOT.

Motion:

a) Master Street Plan Amendment- Entry Point onto Maumelle Blvd

Commissioner Jones made a motion for a **DO PASS** to the city council with Commissioner Fulk seconding. The motion **PASSED** by a vote of 7-0.

b) Master Street Plan Amendment-Proposed Collector

Commissioner Jones made a motion for a **DO PASS** to the city council with Commissioner Fulk seconding. The motion **PASSED** by a vote of 7-0

PUBLIC HEARING WAS CLOSED 8:02PM

CITY COUNCIL LIAISON REPORTS

December 1, 2025: Chairman Johnson noted that the A1 zoning district and the associated land use category both passed their third readings. He also highlighted that the City Council is pursuing a bond reissuance of approximately \$10 million to \$12 million, which is scheduled for a public vote on March 3rd. This bond is intended to fund diverse community projects, including a pool at the senior center, a fire training center, an additional fire station, baseball field turf, street improvements, and trail enhancements for Valencia. The council adopted an emergency clause to transition city elections into a ward-based system, eliminating large seats.

December 15, 2025: Commissioner Ray reported that the third readings for Ordinance 1160 (Master Street Plan for Morgan Maumelle), Ordinance 1161 (Master Street Plan for the Industrial Park), and Ordinance 1162 all passed. However, Ordinance 1159 was referred back to the Planning Commission for further consideration. Commissioner Ray also discussed Resolution 2025-45, which involved an appeal by a developer to move forward with a preliminary development plan without the contingencies originally required by the Planning Commission. The council deferred the matter to January to allow for additional engineering clarifications.

Director Grummer announced that Jason Lyon accepted the position as the Director of Community Development in Benton, Arkansas, and thanked him for being a tremendous asset to the city.

NEXT MONTH CITY COUNCIL LIAISON'S

January 5, 2026: Commissioner Jones

January 20, 2026: Commissioner Fulk

ADJOURNMENT

Chairman Johnson made a motion to adjourn the meeting with Commissioner Jones first and Secretary Wnek seconding. Meeting Adjourned at 8:06pm.

Approved:

Chairman Craig Johnson, January 22, 2026



HOLLOWAY ENGINEERING

SURVEYING & CIVIL DESIGN

200 Casey Drive, Maumelle, AR 72113 | Work: 501.851.3366

January 15, 2026

Scott Grummer
Director of Planning and Zoning
City of Maumelle
550 Edgewood Drive, Suite 590
Maumelle, AR 72113

Re: MSP-26-1 Master Street Plan Amendment of Siena Ridge, Maumelle, Pulaski County, Arkansas

Dear Mr. Grummer,

We are asking for an amendment to the master street plan to reroute Millwood Circle from Maumelle Boulevard to Odom Boulevard at the intersection of Lake Valley Drive. The City suffers from a lack of traffic in its commercial center because Odom Boulevard acts as a residential bypass for commuters that work outside the City. This extension, if made the primary route back to the boulevard, will likely draw some of these commuters to the north end of Maumelle Town Center.

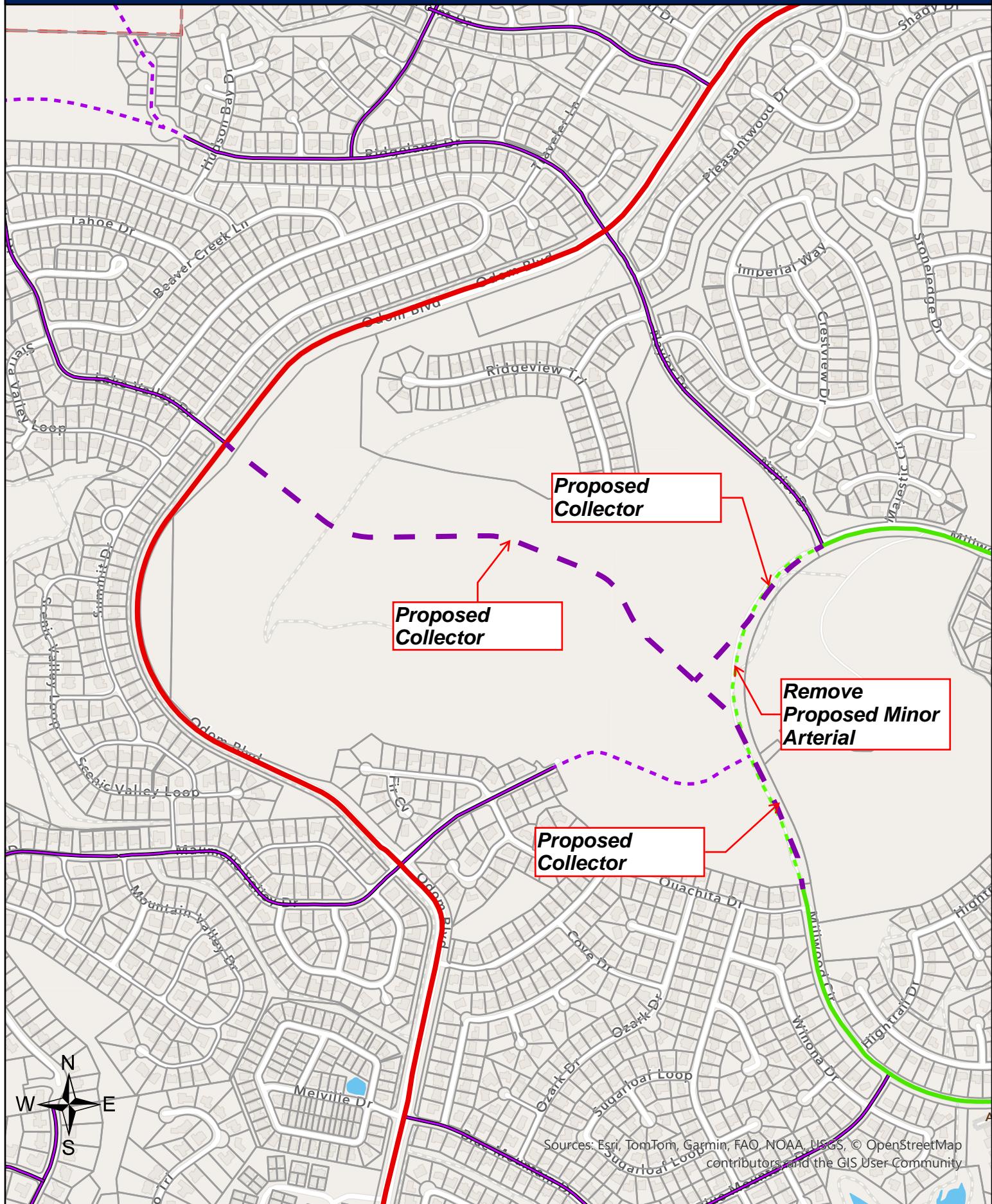
The City has received many grants and is heavily invested in this area of town with Millwood Station and the improvements to Club Manor. We believe this extension, along with the development of the remaining surrounding lands, will act as a feeder for commuters into this area of investment. Given the amount of proposed development within the undeveloped area off Odom Boulevard, this improvement should greatly mitigate traffic volumes on Odom Boulevard during peak times.

One can imagine that in the afternoon, Maumelle Valley residents will likely travel Highway 100 to Millwood Circle rather than stacking up at the left turn onto Odom Boulevard, which backs up significantly today. As for the classification of the road, we will have a traffic engineer study the proposed development and existing neighborhoods to determine the necessity of improvements.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

J. Eric Holloway, PE, PS



PLANNING COMMISSION

STAFF REPORT

SIENA RIDGE MSP

Master Street Plan Amendment

PC AGENDA ITEM NO:	1
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RECORD NO: **MSP-26-1**

PROPERTY INFORMATION: Proposed downgrade of a section of West Odom from a Major Arterial to a Collector, and proposed re-alignment of Millwood Cir South to Lake Valley Dr and Odom West intersection.

PROJECT SUMMARY

The MSP currently reflects an older loop/circulation concept from the New Town Maumelle planned community framework. Development patterns and current growth in the Town Center area have shifted travel demand and connectivity needs. The proposed MSP amendment would create a more direct route between the Lake Valley residential area and Town Center by connecting Lake Valley Drive to Millwood Circle, while also aligning with a creek corridor that could support a future bike/ped connection.

The proposed amendment to the **Master Street Plan Map** would **Remove** a previously planned **Minor Arterial** corridor in the Millwood/Odom area; and

Add/confirm a Collector connection linking **Lake Valley Drive** directly to **Millwood Circle**, generally following an existing **creek system** corridor to improve:

- Vehicular connectivity between the **Lake Valley residential area** and the **Town Center** area; and
- A logical corridor for **bike/ped access** to Town Center.

PUBLIC COMMENTS

None Received

STAFF ANALYSIS

1) Street Network Connectivity & Mobility

The proposed connection improves direct access between Lake Valley neighborhoods and Town Center, supporting MSP objectives for efficient access and circulation.

2) Functional Classification (Collector vs. Arterial)

The proposed roadway is intended to serve as a connection distributing neighborhood traffic toward the Town Center street system—consistent with a **Collector** function rather than a through-movement **Minor Arterial**. Collector classification standards and ROW expectations should guide future design and dedication.

3) Traffic & Intersection Operations

A new connection will likely shift and concentrate turning movements at the endpoints (Lake Valley Drive and Millwood Circle), and at downstream Town Center intersections. Operational mitigation (stop control, turn lanes, etc.) may be needed depending on volumes.

4) Access Management / Neighborhood Compatibility

Where the corridor fronts future lots or development edges, staff recommends limiting driveway connections and using internal local streets where feasible, consistent with subdivision street access principles.

5) Creek Corridor / Drainage Considerations

Because the alignment follows a creek system, implementation must address drainage, floodplain constraints (if present), erosion control, and any required easements—consistent with subdivision objectives protecting public safety and natural resources.

6) Bicycle/Pedestrian Connectivity Opportunity

The creek-following corridor provides a logical opportunity for a shared-use path or sidepath connection between Lake Valley and Town Center, improving multimodal access.

7) Implementation / ROW & Maintenance

Future phases should identify a ROW dedication/acquisition strategy and clarify construction/maintenance responsibility. Street dedication and alignment with the MSP are consistent with subdivision requirements.

STAFF FINDINGS

1. The proposed amendment advances MSP goals for efficient/safe circulation and access appropriate to current land use and growth patterns.
2. The corridor's intended function is consistent with a **Collector** street classification, with future design expected to meet collector standards.
3. Creek corridor adjacency warrants implementation-stage drainage/environmental review and coordinated design to protect public welfare.

STAFF RECOMMENDATIONS:

Staff recommends a **DO PASS** recommendation to City Council for the Master Street Plan Amendment, as shown on the submitted exhibit, subject to the following conditions/notes:

- 1. Collector Design Standard:** The corridor shall be designed and dedicated consistent with Collector (Class V) standards, including appropriate ROW and geometry.
- 2. Traffic Review:** Prior to construction approval (plat/site plan), require a traffic analysis/memo addressing endpoint intersections and needed operational improvements.
- 3. Drainage/Creek Protections:** Require drainage documentation, erosion/sediment controls, and any necessary easements due to creek corridor alignment.
- 4. Bike/Ped Accommodation:** Include an implementation note requiring bike/ped facilities (shared-use path/sidewalk or trail easement) connecting Lake Valley to Town Center where feasible.
- 5. ROW Dedication & Maintenance Plan:** To follow standard subdivision procedures for new development, contingent on City Engineer review and approval.

SUGGESTED MOTIONS:

Do Pass recommendation as presented	Do Pass recommendation with modifications	If the planning commission does not recommend approval of the proposal, the proponent may appeal to the city council, which shall review the action and may approve the proposal by not less than three-fourths vote of all the members. Such appeal shall be made via the city clerk, who shall transmit one copy to the planning commission, which will prepare and transmit a report to the city council and the applicant, stating why the proposal was not recommended for approval.
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PLANNING & PERMITS DEPARTMENT
550 EDGEWOOD DR. | MAUMELLE, AR, 72113
501.851.2500 | Planning@Maumelle.org





HOLLOWAY ENGINEERING

SURVEYING & CIVIL DESIGN

200 Casey Drive, Maumelle, AR 72113 | Work: 501.851.3366

January 14, 2026

Scott Grummer
Director of Planning and Zoning
City of Maumelle
550 Edgewood Drive, Suite 590
Maumelle, AR 72113

Re: Preliminary Plat, Development Plan, and Landscape Plan of Gateway Plaza Addition,
Maumelle, Pulaski County, Arkansas

Dear Mr. Grummer,

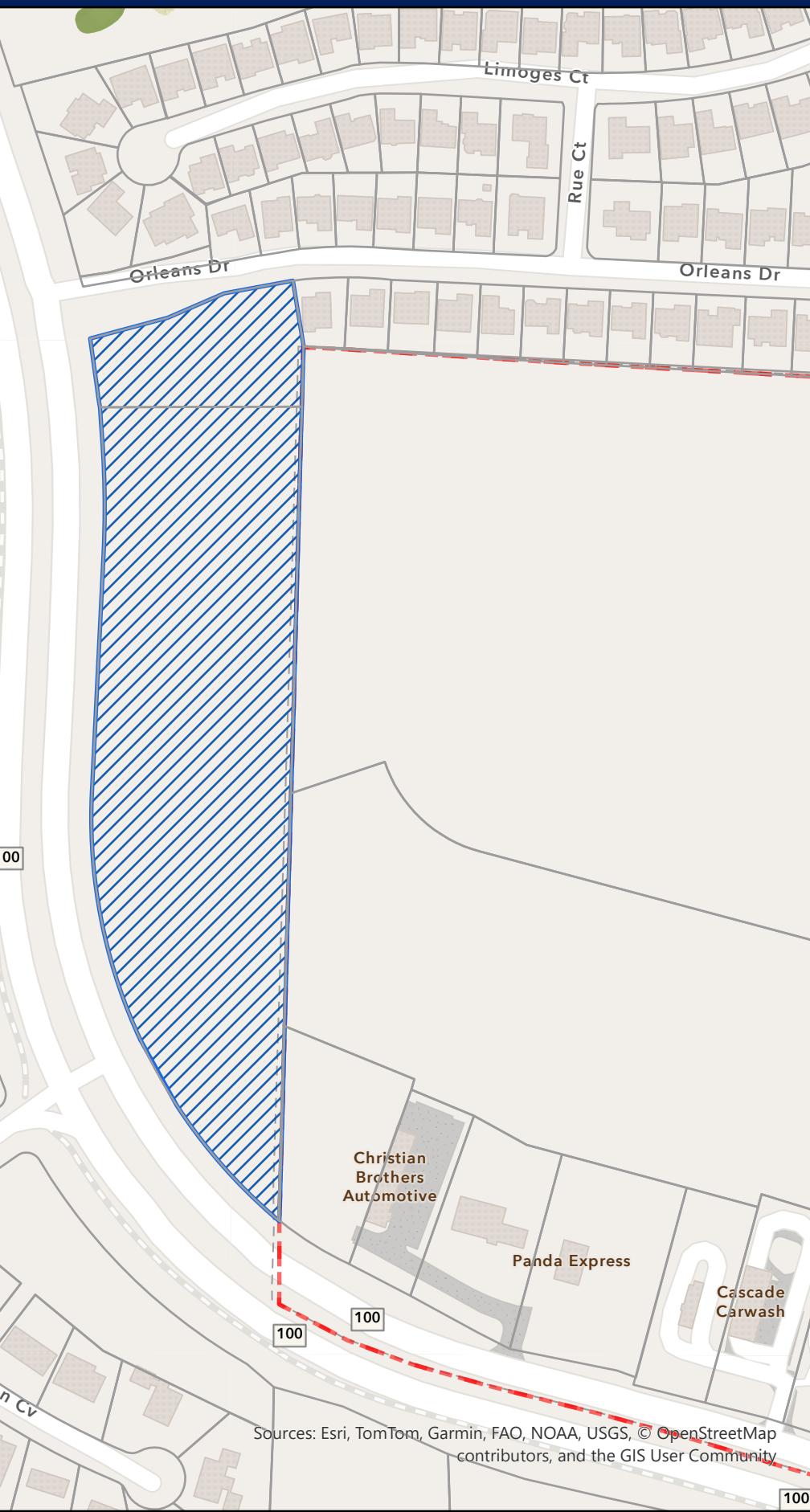
Please find attached four (10) copies of the preliminary plat, development plan, and landscape plan for the above-referenced project for your review and consideration.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

Mark Redder
Project Manager

Comment:
CCA 15 DEVELOPMENT PACKAGE



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

PLANNING COMMISSION

January 22, 2026

PC AGENDA ITEM NO:

NB-2

STAFF REPORT

GATEWAY PLAZA ADDN

Subdivision Review

SUB-25-9

LOT/BLOCK/SUBDIVISION: CCA Phase 15 Lot 700R

LOCATION: 102 Orleans Dr

WARD: 1

<u>OWNER:</u> Cypress Bay Development <u>AUTHORIZED AGENT:</u> Mark Redder	<u>SURVEYOR/ENGINEER:</u> Holloway Engineering, Surveying & Civil Design Mark Redder 200 Casey Drive, Maumelle, AR 72113	<u>DEVELOPER:</u> ,
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PROPERTY INFORMATION:

AREA: **9.422** acres

NUMBER OF EXISTING LOTS: **2**

AVG. LOT SIZE: **1.599** (acre(s))

NUMBER OF PROPOSED LOTS: **6**

FT. NEW STREET: **1,881** LF

LOTS PER GROSS ACRE: **1.57**

ZONING: **PCD**

LAND USE: **COMM**

BUILDING COVERAGE: %

OPEN SPACE: **20%**

Master Street Plan Amendment needed? **No**

New Streets & Drainage Proposed? **Yes**

Is the property in a Wetlands? **No**

Is any of the property in a Floodway? **No**

BACKGROUND:

Proposed replat of CCA Lot 700R into 6 lots for commercial development and new road connections at Maumelle Boulevard via future road extension off of Paul Ells Drive.

STAFF ANALYSIS:

The applicant is establishing a PDP/Preliminary Plat/Landscape Plan framework for a multi-lot commercial development, with several site-design and construction-level details intended to be addressed with future, per-lot commercial submittals (items noted "Partial" in the attached checklist). At this master-plan stage, there are still

several core PDP items that need to be provided now, including the required project narrative/character statement, a clear pedestrian circulation plan (including how pedestrian movement will function along and within the site), and basic development schedule/phasing and selling/leasing intent information.

The preliminary plat should be corrected to show natural features/drainage information (flow direction and drainage areas) and the appropriate preliminary approval certificates (the current approval block shown is in a final-plat format). The frontage area currently labeled as a “landscape buffer” should be labeled and depicted as the required **Non-Clearing Setback** (and associated frontage treatment), with any approvals expressly contingent upon City Council adoption of proposed Ord. 1164. The bill of assurance submitted does not align with the PCD framework and will need to be revised with the final plat. Finally, the landscape plan needs to include the foundational items required at this stage—an inventory of existing protected trees with preserve/remove designations (unless this is being deferred to the individual lot submittals), a complete plant schedule (names, quantities, spacing, and sizes), and grading/contour information—so the Highway 100 frontage standards and the non-clearing setback can be consistently implemented as individual lots develop.

STAFF RECOMMENDATIONS:

Staff recommends **APPROVAL** of the preliminary development plan, plat, and landscape plan contingent on further staff, commissioner, and city engineer comments

PUBLIC COMMENTS RECEIVED

SUMMARY FROM PUBLIC MEETING TO BE PROVIDED.

DEPARTMENTAL REVIEWS/STAFF COMMENTS

CITY ENGINEER:

PENDING

FIRE DEPARTMENT:

No issue with current plat

PUBLIC WORKS

Pending on the coordination with NLR over maintenance and dedication.

PERMITS

	NO COMMENTS RECEIVED
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UTILITY

ENTERGY	NO COMMENTS RECEIVED
CAW	Please be aware there is an inactive 8" PVC main in this location, contact CAW prior to doing any site work in the area.
NLRWW	<p>The proposed items listed below have been reviewed by NLRW and the following comments have been noted:</p> <ol style="list-style-type: none">1. PLP_RPL_CCA15_Lot700R located at Orleans Drive and Maumelle Blvd.<ol style="list-style-type: none">a. Please add 15' exclusive sanitary sewer easement to all public sewer mains within Lot 700A. (See attached map)b. Please verify the 25' Utility Easement includes the existing Force Main that is within the property boundaries. (See attached map)2. Due to the re-plat no public sewer will be available to Lot 700RR. A public main extension will be required to connect Lot 700RR to public sewer.3. Please submit a full set of plans to kunderwood@nlrwu.com for review and approval before construction begins. If you have any questions regarding these comments, please do not hesitate to contact me by phone (501- 945-7186) or by email (kunderwood@nlrwu.com)
SUMMIT UTILITY	Summit Utilities has no objection to the proposed changes in the attached plat.
AT&T	NO COMMENTS RECEIVED

COUNTY PLANNING:

n/a

CITY PLANNING:

	SEE SEPARATE STAFF REPORT DATED 1/16/2026
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VARIANCE/WAIVERS: No**VARIANCE/WAIVER STAFF RECOMMENDATION**

THIS REPORT MAY NOT REFLECT ALL INFORMATION, DOCUMENTS, OR OTHER MATERIALS MADE AVAILABLE TO OFFICIALS DURING DISCUSSION AND PUBLIC INPUT. STAFF RECOMMENDATIONS ARE BASED ON TECHNICAL REVIEW OF CITY CODE AND MATERIALS PROVIDED BY APPLICANT AT TIME OF SUBMITTAL. ALL REQUESTS SHOULD BE CONSIDERED WITH REGARD TO LAND USE COMPATIBILITY AND THE HEALTH, SAFETY, AND GENERAL WELFARE OF THE PUBLIC



PLANNING & PERMITS DEPARTMENT
550 EDGEWOOD DR. | MAUMELLE, AR, 72113
501.851.2500 | Planning@Maumelle.org



STAFF REPORT

January 16, 2026

Re: SUB-25-9: CCA 15 PDP/PLAT/LANDSCAPE PLAN STAFF COMMENTS

1) PDP Checklist (Sec. 94-452) + Preliminary Plat items (Ch. 70)

A. Preliminary Development Plan (Chapter 94 – Sec. 94-452)

	Checklist item	Code citation	Complies	Plan reference / staff notes
1	Narrative: general character/rationale statement	Sec. 94-452(1)(a)	No	Not provided in PDP
	Quantitative data: uses + floor area by use	Sec. 94-452(1)(b)2	Partial	“PCD” noted, with uses and floor area by individual lot submission
	Quantitative data: building coverage / FAR	Sec. 94-452(1)(b)3	Partial	Expected with individual lot submission, BUT Min/Max % should be provided.
	Quantitative data: open space by type	Sec. 94-452(1)(b)4	Partial	Common open space % shown; “by type” not broken out.
	Circulation (parking/service/loading/access points)	Sec. 94-452(1)(c)4	Partial	Road length shown; parking/loading/access points to be provided with individual lot plan submittals.
2	Pedestrian circulation	Sec. 94-452(1)(c)5	No	Not provided; proposed Hwy 100 frontage pathway?
	Perimeter treatment + relationship to surrounding uses	Sec. 94-452(1)(c)6	Partial	See Landscape Plan for Concept Intent; Plat & Dev Plan “Landscape buffer” should be “25’ Landscape buffer and non-clearing setback per Sec. 90-84”; This item is contingent on Approval of Ord. 1164.
	Schematic landscape plan (buffers/open space)	Sec. 94-452(1)(c)7	Partial	Provided; see comments Sec. 90
	Areas conveyed/dedicated/reserved (open space/parks/etc.)	Sec. 94-452(1)(c)8	Partial	Open space acreage shown; dedications not detailed

	Easements + public improvements (drainage/sewer/water/etc.)	Sec. 94-452(1)(c)9	Partial	Drainage/utility easements and building lines labeled; improvement plans/details per individual lot plan submission
	Structures: locations/dimensions & spacing	Sec. 94-452(1)(c)10	N/A	To be provided on individual plan submittal
	Legal description + present/proposed ownership	Sec. 94-452(1)(c)12	Partial	Ownership/certificates appear on plat & plan set (Cypress Bay Development LLC); PDP sheet should indicate proposed ownership narrative
3	Development schedule/phasing dates	Sec. 94-452(1)(c)13	No	Not provided
4	Selling/leasing intent	Sec. 94-452(1)(c)14	No	Not provided

B. Preliminary Plat (Chapter 70)
Preliminary Plat Checklist (Ch. 70)

	Preliminary Plat requirement	Correct code citation	Status (from PLP sheet)	Plat reference / staff notes
	Contours/topography (5' or 2' intervals depending on slope)	Sec. 70-101(d)(1)	Partial	Contours should be shown on Plat, but not on Dev Plan
	Proposed design: streets/alleys/sidewalks, street names, lot lines & approx. dimensions, easements, open space/dedications, nonresidential land	Sec. 70-101(d)(2)	Partial	Lots/streets/easements shown; sidewalks with individual plan submissions; dedications not detailed (pending NLR/Maumelle review)
5	Natural features / drainage info (flow direction; drainage area noted)	Sec. 70-101(d)(4)	No	Must be shown on Plat
	Storm drainage analysis (must handle ≥ 50-year rainfall)	Sec. 70-101(d)(5)	Partial	To be submitted with individual plan submittal
	Preliminary storm drainage plan (easement dimensions + typical ditch sections)	Sec. 70-101(d)(9)	Partial	To be submitted with individual plan submittal

Engineering analyses (street cross-sections/profiles; floodplain analysis where applicable)	Sec. 70-101(e)	Partial	Contingent on City Engineer Review and approval
Preliminary plat certificates (Surveying / Engineering / Approval)	Sec. 70-101(f)(1)(a-c)	Partial	PLP has surveying certificate; City approval block shown is Final Plat (not Preliminary)
Draft bill of assurance submitted with preliminary plat	Sec. 70-101(f)(3)	Partial	CCA BOA provided does not apply to PCD; revised required with Final Plat

2) Landscape Plan Checklist (Chapter 90) — using proposed Ord. 1164 amendments
A. General Ch. 90 requirements

	Landscape plan requirement	Code citation	Status	Plan reference / staff notes
	Existing/proposed lighting, parking, drives, sidewalks, curbs, etc.	Sec. 90-39(c)(3)	Partial	“Parking” and general layout labels appear; lighting/sidewalk/drive data with individual plan submittals.
	Existing traffic controls/utilities/etc. in ROW	Sec. 90-39(c)(5)	Partial	To be shown on individual plan submittals
6	Existing isolated trees ≥6" caliper + tree masses; designate preserve/remove	Sec. 90-39(c)(6)	No	LSP shows proposed “street trees/tree groupings,” but no existing-tree inventory/retain vs remove to be shown on master or individual plans?
7	Proposed plant materials w/ botanical/common name, quantity, spacing, size	Sec. 90-39(c)(7)	No	No plant schedule shown (only “typ.” labels)
8	Decorative screen: exterior elevation + wall section (if used)	Sec. 90-39(c)(8)	No/NA?	Not shown (previous mention of retaining walls)
9	Existing/finished grade spot elevations and/or contours	Sec. 90-39(c)(9)	No	Not shown
	Irrigation plan w/ spray radii	Sec. 90-39(c)(10) (as amended)	Partial	Irrigation sleeve notes provided; spray radii with individual plan submittals
10	Hwy 100 frontage: identify existing trees ≥6" dia. within 50' of ROW; caliper + preserve/remove	Sec. 90-39(c)(11) (Ord. 1164)	No	Not provided; indicate whether with individual plan submittals or show on this Landscape Plan

B. Hwy 100 frontage / street landscaping + road-setback tree protection (Ord. 1164)

	Requirement	Code citation	Status	Staff notes



PLANNING & PERMITS DEPARTMENT
550 EDGEWOOD DR. | MAUMELLE, AR 72113 | 501.851.2500

Street landscaping required along ROW side of vehicular use area	Sec. 90-37(b)(1) (Ord. 1164)	Partial	LSP indicates street trees, quantities/spacing with individual plan submittals
Hwy 100 frontage landscaping strip ≥15' beyond vehicular encroachment	Sec. 90-37(b)(2)a (Ord. 1164)	Partial	Vehicular encroachment line to be submitted with individual plans
Planting screen/durable barrier; Hwy 100 requires 36" height	Sec. 90-37(b)(4)a (Ord. 1164)	Partial	Barrier detail to be shown with individual plan submittals
Hwy 100: one tree per 30 linear feet (staggered)	Sec. 90-37(b)(5)a (Ord. 1164)	Partial	Concept Intent notes compliance with Maumelle minimum standards; to be reviewed with individual plan submittals
Road setback lines (tree cutting restriction) — commercial/industrial: 50' from Hwy 100 ROW	Sec. 90-84(1) (Ord. 1164)	No	LSP shows "50' building line" and "25' utility easement & landscape buffer". Applicant should clearly depict and label the non-clearing setback line .

Sincerely,

Scott Grummer
Director of Planning & Permits



now what's below.
Call before you dig.

RECORDED LEGAL DESCRIPTION:

LOTS 700R OF THE COUNTRY CLUB OF ARKANSAS 'PCD' FILED FOR RECORD AS INSTR. #202409058 RECORDS OF PULASKI COUNTY, ARKANSAS DATED 09/23/2024

FURNISHED LOT 700R LEGAL DESCRIPTION:

Lots lying in the east 1/2 of the Southwest 1/4 and in the Southeast 1/4 of the Northwest 1/4 lying east of the Maumelle Boulevard east right of way line and south of the south right of way line of Orleans Drive in all Section 4, Township 2 North, Range 13 West and within the City of Maumelle, Pulaski County, Arkansas, and the boundaries thereof as follows:

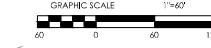
CERTIFICATE OF SURVEYING ACCURACY

I, J. ERIC HOLLOWAY, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY LINE MADE BY ME AND BOUNDARY MARKERS ARE PLACED AND LOCATED EXACTLY IN THEIR LOCATIONS, TYPE AND MATERIAL ARE CORRECT, AS SHOWN.

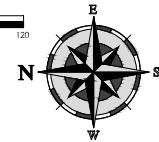
1/14/26

J. ERIC HOLLOWAY

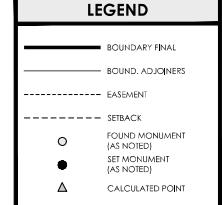
PROFESSIONAL SURVEYOR NO. 1803, AR



BASE OF READING
STATE PLANE COORDINATES
ARKANSAS NORTH ZONE NAD-83



LEGEND



TOTAL PARCEL SIZE	9.422 ACRES
PROPOSED USAGE	PCD
COMMON OPEN SPACE	1.731 (18.37%)
LENGTH OF NEW ROADS	1881 LF
MINIMUM LOT SIZE	0.921 AC
# OF LOTS (COMMERCIAL)	6 LOTS
AVERAGE LOT SIZE	1.731 AC

GENERAL NOTES:

- FRONT YARD SETBACK IS 50 FEET UNLESS OTHERWISE NOTED.
- SEDEY YARD SETBACKS ARE 15' UNLESS OTHERWISE NOTED.
- REAR YARD SETBACK IS 15' UNLESS OTHERWISE NOTED.
- PROPERTY IS ZONED "PCD".
- WATER IS PROVIDED BY THE CITY OF MAUMELLE.
- WATER TO BE SUPPLIED BY CENTRAL ARKANSAS WATER.
- WASTEWATER DISPOSAL WILL BE BY NORTH LITTLE ROCK WASTE WATER.
- ACH-LOT TO HAVE 20% OF LOT SPACE TO BE RESERVED AS OPEN SPACE.
- NO BUILDING LINE IS TO BE DECREATED TO THE CITY OF MAUMELLE.
- BUILDINGS MUST BE ON BUILDING LINE ALONG MAUMELLE BOULEVARD.
- MAUMELLE BOULEVARD DRIVE HAS A SPEED LIMIT OF 20 MPH.
- LANDSCAPE BETWEEN GATES AND ROADS TO MATCH APPROVED LANDSCAPE PLAN INTENTION.

FLOOD STATEMENT:
GRAPHIC PLOTTING OF THE INFORMATION SHOWN ON FLOOD INSURANCE RATE MAP NO. 051 PC0309G, DATED JULY 6, 2010, INDICATES THAT NO PORTION OF THIS PROPERTY LIES WITHIN THE AREAS OF 100 YEAR FLOODING.

CERTIFICATE OF ENGINEERING ACCURACY

I, J. ERIC HOLLOWAY, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A PLAT MADE BY ME AND THAT ENGINEERING REQUIREMENTS OF THE MAUMELLE SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.

1/14/26

J. ERIC HOLLOWAY

PROFESSIONAL ENGINEER
AR NO. 1889

CERTIFICATE OF OWNER

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE UNDERTAKEN NO ACTS WHICH WOULD BE DECREATED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

DATE

CYPRESS BAY DEVELOPMENT LLC
COUNTRY CLUB CIRCLE
MAUMELLE, AR 72113

INSTRUMENT NO. 2011042753

CERTIFICATE OF FINAL PLAT APPROVAL

PERTAINING TO THE MAUMELLE 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.

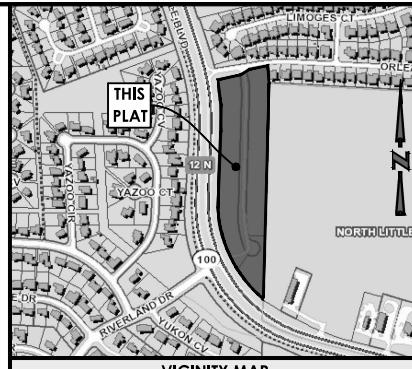
CORNERS

POINT #	DESCRIPTION	LONGITUDINE	EASTING
1	CAC	183326.29	119230.65
2	1/2 REBAR	161059.81	192124.49
3	ANTO-HWY W/OU	182605.29	119193.63
4	ANTO-HWY W/OU	182601.14	119197.52
5	CAC	183329.20	119194.76
6	CAC	183327.74	119230.57
7	CAC	18342.55	119222.90
8	1/2 REBAR	163432.24	119223.35

ACREAGE PER 40

NE 1/4 SE 1/4, SECTION 04	9.303 ACRES
SE 1/4 SE 1/4, SECTION 04	0.119 ACRES
TOTAL	9.422 ACRES

CERTIFICATE OF RECORDING



Holloway Engineering, Surveying & Civil Design
200 Casper Drive
Maumelle, AR 72113
(501) 851-3366
www.holloway-eng.com

BY

REV. DATE

GATEWAY PLAZA ADDITION
MAUMELLE, PULASKI COUNTY, ARKANSAS
FOR: CYPRESS BAY DEVELOPMENT LLC

**PRELIMINARY DEVELOPMENT PLAN
GATEWAY PLAZA ADDITION
MAUMELLE, PULASKI COUNTY, ARKANSAS
ZONED COMMERCIAL PCD'**

1/14/26

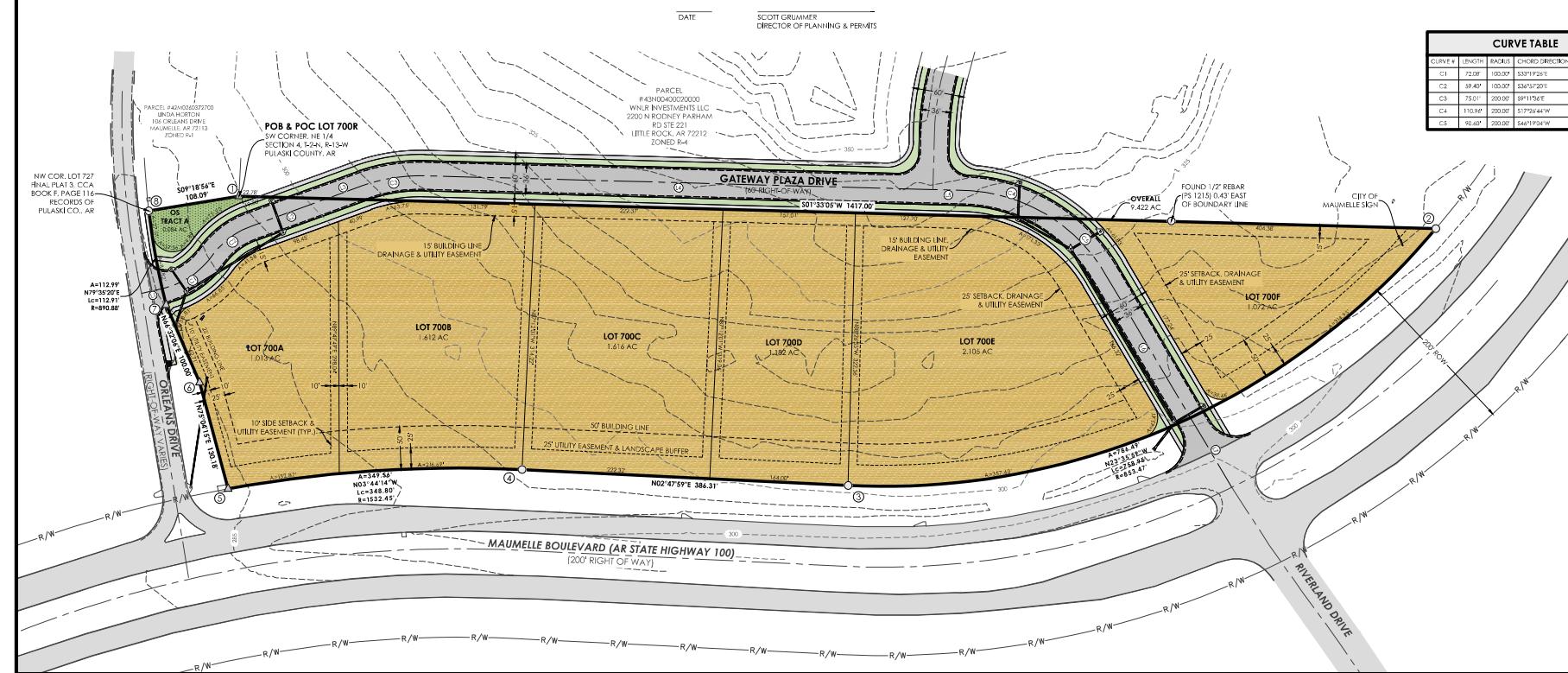
JOB NO.: 2025-062
DATE: 1/14/26
SHEET NUMBER:
1

SURVEY CODE:

500-026-13W-004-100-00-180

L:\2025\062\500-026-13W-004-100-00-180\

CD-01 PRELIMINARY PLAT.dwg



CURVE TABLE			
CURVE #	LENGTH	RADIUS	CHORD DIRECTION
C1	72.00'	100.00'	S33°19'26"E
C2	59.40'	100.00'	S36°57'20"E
C3	75.01'	200.00'	S91°56'E
C4	110.98'	200.00'	S77°19'44"E
C5	96.40'	200.00'	S46°53'94"E

STATE OF ARKANSAS
DIVISION OF
LAND SURVEYING
No. 16898
1/14/26

STATE PLANE CO. OF ARKANSAS
Engineering, Surveying & Civil Design
3rd Design, PLLC
#1879



Know what's below.
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RECORDED LEGAL DESCRIPTION:

LOTS 700R OF THE COUNTRY CLUB OF ARKANSAS 'PCD' FILED FOR RECORD AS INSTR. #202404958 RECORDS OF PULASKI COUNTY, ARKANSAS DATED 09/23/2024

FURNISHED LOT 700R LEGAL DESCRIPTION:

Lands lying in the East 1/2 of the Southwest 1/4 and in the Southeast 1/4 of the Northwest 1/4 lying east of the Maumelle Boulevard east right of way. Line and south of the south right of way line of Orleans Drive in Section 4, Township 2 North, Range 15 West and tolls west. Containing the following area: 9.422 acres, 9.303 acres, 0.119 acres, 9.422 acres.

Containing the Northwest corner of the Northwest 1/4 of Section 4 and is also the point of beginning thence South 01 degrees 33 minutes 05 seconds West 147.00 feet to a point on the east right of way of Maumelle Boulevard (Arkansas State Highway 100); thence continue along said Maumelle Boulevard right of way having a radius of 133.45 feet bearing a chord bearing and distance of North 03 degrees 02 degrees 47 minutes 59 seconds East 386.31 feet; thence along a curve to the left having a radius of 133.45 feet bearing a chord bearing and distance of North 03 degrees 44 minutes 06 seconds East 448.48 feet; thence along a curve to the right having a radius of North 75 degrees 06 minutes 15 seconds East 130.18 feet; thence North 66 degrees 32 minutes 06 seconds East 100.00 feet; thence along a curve to the right having a radius of 80.00 feet chord bearing and distance of North 79 degrees 35 minutes 20 seconds East 173.11 feet; thence bearing and Orleans Drive right of way line South 09 degrees 18 minutes 34 seconds East 108.99 feet to the point of beginning.

GENERAL NOTES:

1. FRONT YARD SETBACK IS 50' FEET UNLESS OTHERWISE NOTED.
2. SIDE YARD SETBACKS ARE 10' FEET.
3. REAR YARD SETBACK IS 15' UNLESS OTHERWISE NOTED.
4. PROPERTY IS ZONED "PCD".
5. NO SIDE EASEMENTS ARE PROVIDED.
6. WATER TO BE SUPPLIED BY CENTRAL ARKANSAS WATER.
7. WASTEWATER DISPOSAL WILL BE BY NORTH LITTLE ROCK WATER WATER.
8. EACH LOT WILL HAVE 20% OF LOT SPACED ALONG THE CROWN OF THE LOT FOR FUTURE RIGHT OF WAY.
9. A 10' CROWN EASEMENT IS TO BE DEDICATED TO THE CITY OF MAUMELLE.
10. BUILDINGS MUST BE ON BUILDING LINE ALONG MAUMELLE BOULEVARD.
11. VEHICLES DRIVING ON DRIVE HAS A SPEED LIMIT OF 20 MPH.
12. LANDSCAPE BETWEEN BUILDINGS AND ROADS TO MATCH APPROVED LANDSCAPE PLAN INTENTION.

FLOOD STATEMENT:

GRAPHIC PLOTTING OF THE INFORMATION SHOWN ON FLOOD INSURANCE RATE MAP NO. 05119C0309G, DATED JULY 6, 2015, INDICATES THAT NO PORTION OF THE PROPERTY LIES WITHIN THE AREAS OF 100 YEAR FLOODING.

CERTIFICATE OF SURVEYING ACCURACY:

I, J. ERIC HOLLOWAY, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKS HAVE BEEN PLACED ON THE GROUND IN THEIR LOCATIONS, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

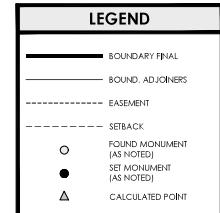
1/14/26
J. ERIC HOLLOWAY
PROFESSIONAL SURVEYOR NO. 1803, AR



GRAPHIC SCALE
1"=40'
80 0 60 120
BASIS OF BEARING
STATE PLANE COORDINATES
ARKANSAS NORTH ZONE NAD-83



LEGEND



TOTAL PARCEL SIZE	9.422 ACRES
PROPOSED USAGE	PCD
COMMON OPEN SPACE	1.731 [18.37%]
LENGTH OF NEW ROADS	1881 LF
MINIMUM LOT SIZE	0.921 AC
# OF LOTS (COMMERCIAL)	6 LOTS
AVERAGE LOT SIZE	1.731 AC

CERTIFICATE OF ENGINEERING ACCURACY:

I, J. ERIC HOLLOWAY, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A PLAT MADE BY ME, AND THAT ENGINEERING REQUIREMENTS OF THE MAUMELLE SUBDIVISION RULES, AND REGULATIONS HAVE BEEN COMPLIED WITH.

1/14/26
J. ERIC HOLLOWAY
PROFESSIONAL ENGINEER
AR NO. 1889

CERTIFICATE OF OWNER:

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE UNDERTAKEN NO ACTS WHICH WOULD BE DEEMED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

DATE
CYPRESS BAY DEVELOPMENT LLC
1 COUNTRY CLUB CIRCLE
MAUMELLE, AR 72119
INSTRUMENT NO. 2011042753

CERTIFICATE OF FINAL PLAT APPROVAL:

PURSUANT TO THE MAUMELLE SUBDIVISION RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL, HAVING BEEN COMPLETED, THE DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

DATE
SCOTT GRUMMER
DIRECTOR OF PLANNING & PERMITS

POB & POC LOT 700R

SW CORNER, NE 1/4
SECTION 4, T-2N, R-15W
PULASKI COUNTY, AR

PARCEL #4300040002000

WNI INVESTMENTS LLC
2200 N HARRISON ST STE 221
LITTLE ROCK, AR 72212
ZONED 4-A

MAUMELLE BOULEVARD (AR STATE HIGHWAY 100)

(200' RIGHT OF WAY)

RIVERLAND DRIVE

(60' RIGHT-OF-WAY)

ORLEANS DRIVE

(10' SIDE SETBACK & UTILITY EASEMENT)

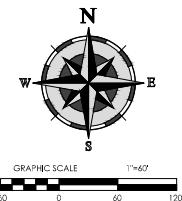
50' BUILDING LINE

25' UTILITY EASEMENT & LANDSCAPE BUFFER

15' BUILDING LINE

15' SIDE SETBACK & UTILITY EASEMENT (TYP.)

10' SIDE SETBACK &



Landscape Concept Intent:

1. It is the intent of this Approved Landscape Plan Concept, to provide landscaping requirements to each lot that exceeds the City of Maumelle minimum standards.
2. New site wide grading and utilities allow.
3. Each lot shall provide landscaping along Maumelle Boulevard and shall be incorporated into each new site wide grading and utilities allow.
4. Each lot shall provide landscaping along Maumelle Boulevard and Gateway Plaza Drive that creates a homogeneous blend from one site to the next for the whole development.
5. Paving lots are to be screened from Maumelle Boulevard, Gateway Plaza Drive, and Orleans Drive. Landscaping and/or berms shall be used to screen headlights when possible.
6. Site landscape shall meet the City of Maumelle minimum standards in size, material and placement.
7. Site lighting shall meet City of Maumelle requirements with efforts taken to screen Maumelle Boulevard.
8. Street trees shall be planted along Gateway Plaza Drive to provide a consistent look in Maumelle and North Little Rock.

Sodding of Disturbed Areas

AREAS & UNITS OF SODDING AREA INDICATED BASED ON AN APPROXIMATE SURFACE SODDING CONTRACTOR TO PROVIDE ADDITIONAL SODDING IN ANY OTHER AREAS DISTURBED BY WORK UNDER THIS CONTRACT. ALSO EXCAVATE & REGRADE AND SOD & TURF IT TO A 4" MINIMUM DEPTH WITHIN THE SOD AREAS WHERE NECESSARY. HAND EXCAVATION REQUIRED WITHIN DRIP LINES OF TREE AREA DO NOT DAMAGE EXISTING ROOTS.

Irrigation Notes:

CONTRACTOR SHALL IRRIGATE ALL LANDSCAPE AREAS, TREES AND SHRUBS SHALL BE PROVIDED BY CONTRACTOR. CONTRACTOR SHALL COORDINATE WITH OWNER TO INSTALL IRRIGATION PER MANUFACTURERS' RECOMMENDATIONS. COORDINATE W/ OWNER TO PROVIDE AS- BUILT IRRIGATION PLAN AND SHOW HOW TO OPERATE NEW SPRINKLER SYSTEM. PRIOR TO CONSTRUCTION CONTRACTOR SHALL SUBMIT IRRIGATION LAYOUT PLAN TO ENGINEER FOR APPROVAL.

Irrigation Sleeve Notes:

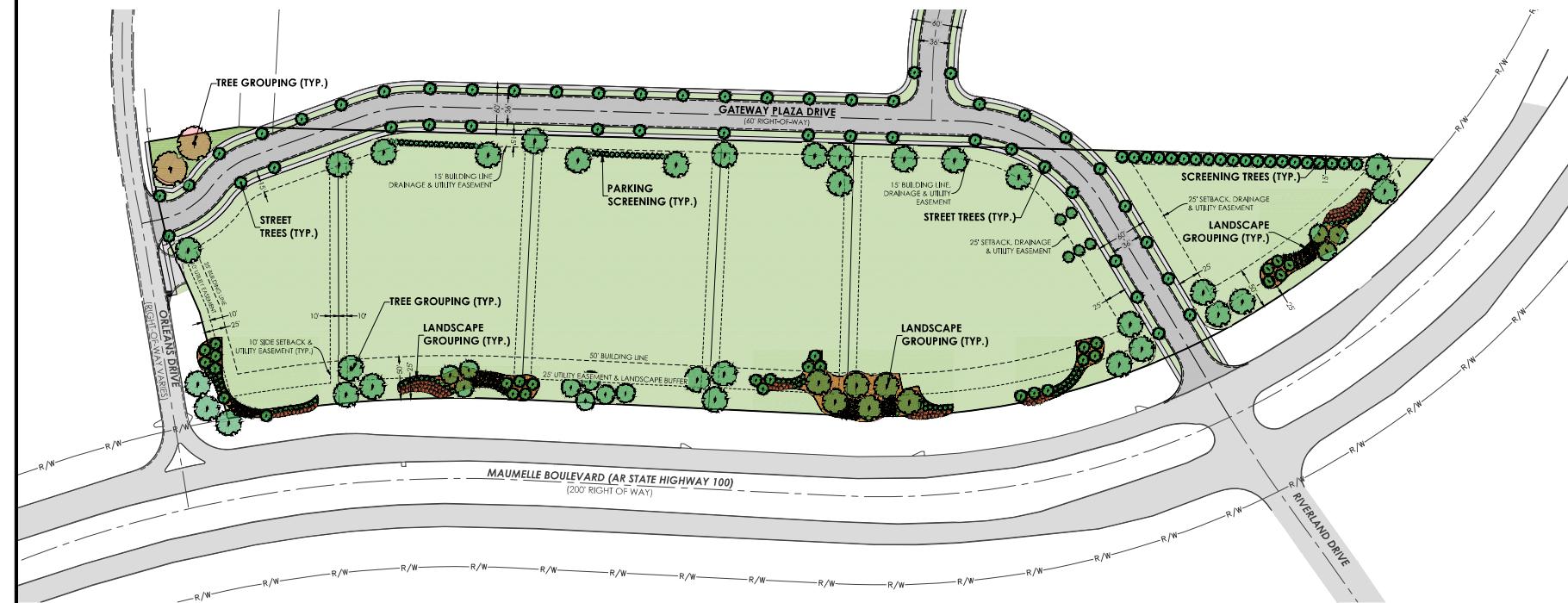
IRRIGATION SLEEVES TO BE PROVIDED BY THE GENERAL CONTRACTOR. SLEEVES SHOWN ARE FOR THE LANDSCAPE IRRIGATION SYSTEM ONLY. OTHERWISE, NO SLEEVES. ALL SLEEVES SHALL BE SCH 40 PVC, BURIED 18 INCHES BELOW FINISHED GRADE, AND EXTENDING 12 INCHES BEHIND PAVING EDGES. INSTALL PULL CHORDS AND TIE OFF W/ METAL PINS AT EACH END.

Maintenance & Warranty:

CONTRACTOR SHALL PROVIDE FULL MAINTENANCE OF INSTALLED LANDSCAPE AND IRRIGATION UNTIL DATE OF FINAL ACCEPTANCE. ALSO, CONTRACTOR SHALL PROVIDE ONE YEAR WARRANTIES FOR ALL LANDSCAPE AND IRRIGATION WORK FROM THE DATE OF FINAL ACCEPTANCE.

Landscape Notes

- 1) CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO INITIATING WORK ON THE SITE.
- 2) CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK ON THE SITE. THIS LAW REQUIRES THAT THE CONTRACTOR MAKE A TELEPHONE CALL TO THE ARKANSAS ONE-CALL SYSTEM AT 1-800-403-2898 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING TO ENSURE THAT ANY EXISTING UTILITIES CAN BE LOCATED.
- 3) CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING UTILITIES OF EXCAVATION LOCATIONS OF NEW UTILITIES.
- 4) CONTRACTOR SHALL BEAR ALL RESPONSIBILITY AND COST OF REPAIR OR REPLACEMENT OF EXISTING UTILITIES DAMAGED OR INTERRUPTED AS A RESULT OF THIS CONSTRUCTION PROJECT.
- 5) CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE OWNER OF ANY DAMAGED OR INTERRUPTED UTILITIES.
- 6) SEE GRADES AND DRAINAGE PLAN FOR PROPOSED SLOPES, SWALES, BERMS, ETC. MAINTAIN PROPER FINISH GRADES IN ALL AREAS AS INDICATED.
- 7) LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GRADE, REMOVAL OF MISCELLANEOUS DEBRIS AND ANY ADDITION FILL REQUIRED TO PROVIDE MINIMUM TOPSOIL DEPTHS AND CREATE A SMOOTH CONDITION PRIOR TO PLANTING IN ALL AREAS.
- 8) CONTRACTOR SHALL PROVIDE SOIL SAMPLES, A MINIMUM OF TWO SAMPLES, FROM EACH DIFFERENT SOIL AREA AND FROM EACH IMPORT SOIL SOURCE IS REQUIRED. VERIFY APPROPRIATE QUALITY OF SAMPLES WITH THE ENGINEER. SAMPLES SHALL THEN BE TESTED AND ANALYZED FOR AGRICULTURAL SUITABILITY AND FERTILITY BY AN ACCREDITED SOIL TESTING LABORATORY. ANALYSIS SHALL INCLUDE REVIEW AND COORDINATION WITH SPECIFICATIONS FOR THE PROJECT. CONTRACTOR SHALL PROVIDE A COPY OF THE TEST REPORT TO THE ENGINEER AND THE PROJECT ARCHITECT TO ENGINEER FOR APPROVAL PRIOR TO SOIL PREPARATION. THIS REQUIREMENT APPLIES TO ALL SOILS AND CONDITIONS WITHIN THIS PROJECT INCLUDING IMPORT SOILS AND ON-GRADE SOILS.
- 9) TOPSOIL SHALL BE FREE OF STONES, ROOTS AND CLOUT AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANTING, REF. SPCS.
- 10) LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
- 11) IDENTIFICATION LABELS MUST BE ATTACHED TO ALL PLANT MATERIALS AND SHALL REMAIN INTACT UNTIL FINAL ACCEPTANCE OF THE WORK. REMOVE ALL TAGS AND LABELS FOLLOWING ACCEPTANCE.
- 12) REPORT ANY DISCREPANCIES FOUND IN THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
- 13) THE NUMBER OF PLANTS IN INTENDED COVERAGE AREAS SHOWN SHALL SUPERSEDE NOTED QUANTITIES. TREE LOCATED AREA (DRAUGHTS).
- 14) CONTRACTOR SHALL STAKE OUT ALL INFORMAL TREE LOCATIONS IN FIELD USING COLORFUL FLAGS FOR EACH DIFFERENT SPECIES TO BE PLANTED. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO EXCAVATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO MEET DESIGN REQUIREMENTS IN FIELD.
- 15) ALL PLANT MATERIALS MUST BE APPROVED PRIOR TO INSTALLATION. SUBSTITUTIONS OF SIZE OR TYPE OF MATERIAL ARE NOT PERMITTED WITHOUT WRITTEN APPROVAL PRIOR TO DELIVERY OR INSTALLATION.
- 16) ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED PRIOR TO FINAL ACCEPTANCE.
- 17) COORDINATE ALL INSTALLATION ACTIVITIES WITH IRRIGATION WORK AND IMMEDIATELY REPAIR DAMAGES TO FINISH GRADES, SOD, AND PLANT MATERIALS UNTIL FINAL ACCEPTANCE OF THE WORK.



GATEWAY PLAZA ADDITION
MAUMELLE, PULASKI CO., ARKANSAS
FOR: CYPRESS BAY DEVELOPMENT LLC
LANDSCAPE PLAN CONCEPT



1/1/26



JOB NO.: 2022-062
DATE: 1/14/26
SHEET NUMBER:

C7.00



Holloway Engineering,
Surveying & Civil Design
200 Cypress Drive
Maumelle, AR 72113
(501) 851-3366
www.holloway-eng.com